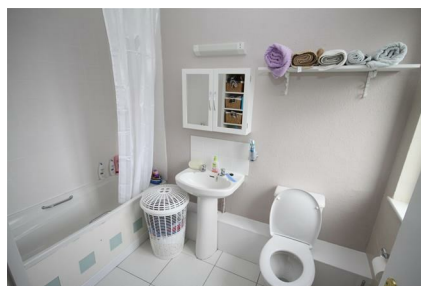


BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



FLAT 36 LES QUENNEVAIS PARADE, LA ROUTE DES QUENNEVAIS, ST BRELADE, JE3 8FX

£225,000 | Flying Freehold | Ref 751

- 1 BEDROOM PURPOSE BUILT APARTMENT IN ST BRELADE
- LIVING ROOM AND SEPARATE KITCHEN
- PERMIT PARKING FOR 1 AND AMPLE FREE PARKING NEARBY
- CLOSE TO BOTH BAYS IN ST BRELADE AND ST OUEN
- AMENITIES ARE WITHIN WALKING DISTANCE
- CALL HARRY TROWER ON 07797751557 TO ARRANGE A VIEWING

PURPOSE BUILT 1 BEDROOM APARTMENT WITH PARKING! Situated in the popular parish of St Brelade, this immaculate apartment is a perfect first step onto the property ladder! Within walking distance of Waitrose, Marks and Spencer, the Co-Op and Iceland you need not worry about the weekly food shop. Les Quennevais Sports Centre is close by for a relaxing swim and steam or an intense spinning class. For beach lovers, both St Brelade's Bay and St Ouen's Bay are within a 5 minute drive. Viewing is essential to appreciate the exceptional value! Please call Harry Trower on 07797751557 for your appointment to view.

Entrance Hall

Store cupboard.

Living Room



Large living room with space for dining table and large corner sofa.

Kitchen



High and low units. Free standing oven and hob. Integrated extractor, sink and drainer.

Bedroom



Double bedroom with fitted wardrobes.

Bathroom



Tiled floor with white 3 piece suite including bath with shower over, wash hand basin and W.C.

Parking

Permit parking for one car. Additional permits are available for £250.
Ample visitor parking.

Services

All mains, no gas.
Fully double glazed.
Brand new Fahren electric heaters.
Wired for Sky.

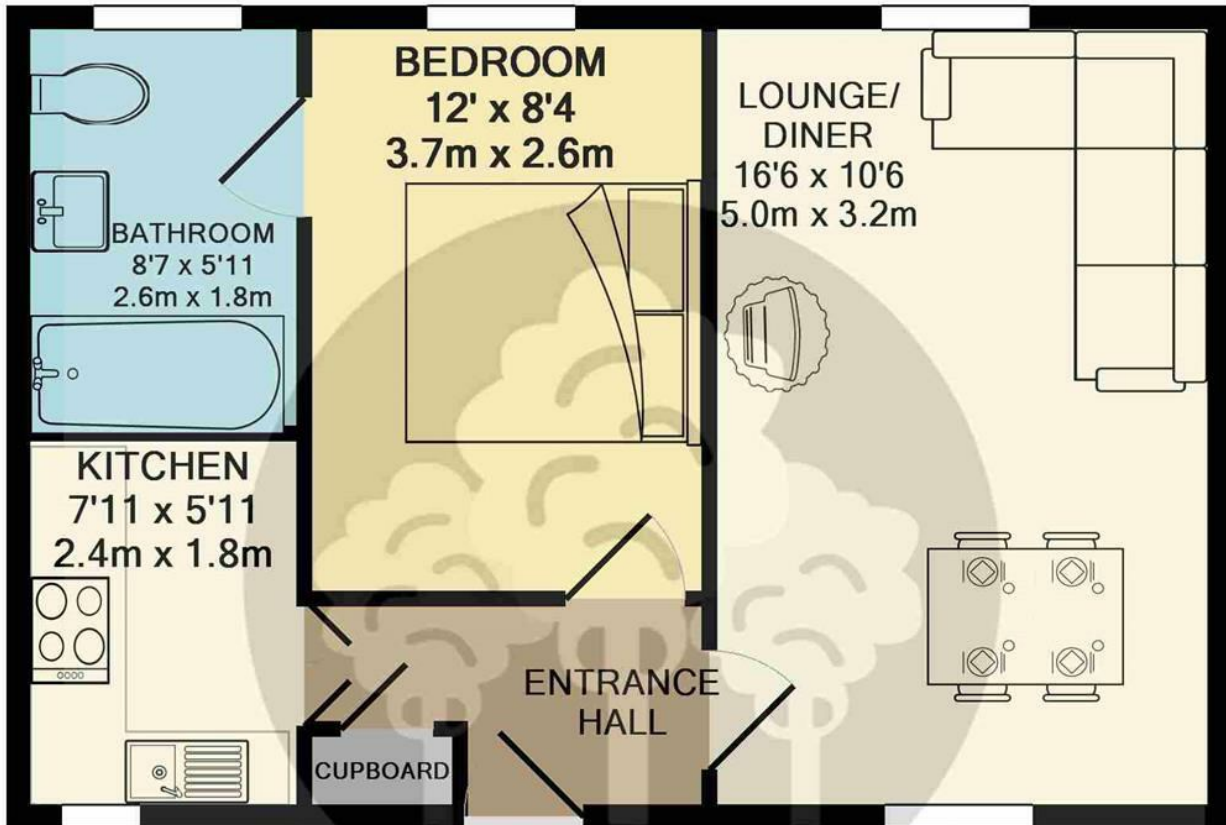
Service Charge

£90 per quarter. Includes communal lighting, cleaning, general maintenance and sinking fund.
Buildings insurance is £90 per annum.

Restrictions

There are no restrictions that Broadlands are aware of.

DIRECTIONS: JT Map 13 k17 - Turn into Les Quennevais Precinct and drive in. Stairs are to the rear of the Bean Cafe.



TOTAL APPROX. FLOOR AREA 409 SQ.FT. (38.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DISCLAIMER

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Broadlands, has the authority to make or give any representation or warranty in respect of the property.