

# BROADLANDS

EST.

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

1973



## A3 REGENCY HOUSE, PARK HEIGHTS, ST HELIER, JE2 3TF

£595,000 || Ref 901

- NO HOUSING QUALIFICATIONS REQUIRED
- 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT
- LARGE LIVING ROOM WITH SEPARATE KITCHEN
- LARGE BALCONY WITH TOWN VIEWS
- SECURE GARAGE PARKING FOR 2 CARS PLUS VISITORS
- SHARE TRANSFER

REGENCY HOUSE, PARK HEIGHTS OCCUPIES A MAGNIFICENT POSITION ON OLD ST JOHN'S ROAD, WITH VIEWS OVER ST HELIER! The apartment has a unique classification, allowing non-residents of Jersey to purchase & occupy and become residents in Jersey without the usual requirements and approval from the local authorities. The well designed accommodation provides a large living/dining room with separate kitchen, 2 double bedrooms and 2 bathrooms (1 en-suite). There is a balcony off the living room & the master bedroom, plus secure garage parking for 2 cars and storage space as well. A perfect home, holiday home or long term residential investment. You choose! Call Don on 07829 917172 to arrange a viewing.

#### Entrance Hall

Airing cupboard

#### Living Room



Large and bright living room with space for couches and dining table. Access to kitchen through archway. Access to balcony.

#### Kitchen



Fully equipped with kitchen with high and low fitted units, integrated oven, hob, extractor, fridge and freezer. Archway to living room.

#### Master Bedroom



Large double bedroom with double doors to balcony.

#### En-Suite

3 Piece suite with W.C, wash hand basin and bath with shower over.

### Bedroom 2



Double bedroom with fitted wardrobes.

### House Bathroom

3 piece suite with corner shower, W.C and wash hand basin.

### Balcony



Large balcony with excellent views over St Helier.

### Parking

Designated, secure, garage parking for 2 cars plus visitor parking.

### Services

All mains except gas. Electric heating.

### Service Charge

Approx. £800.00 per quarter to include a caretaker, general cleaning & maintenance of communal areas, communal electricity and building insurance.

### Restrictions

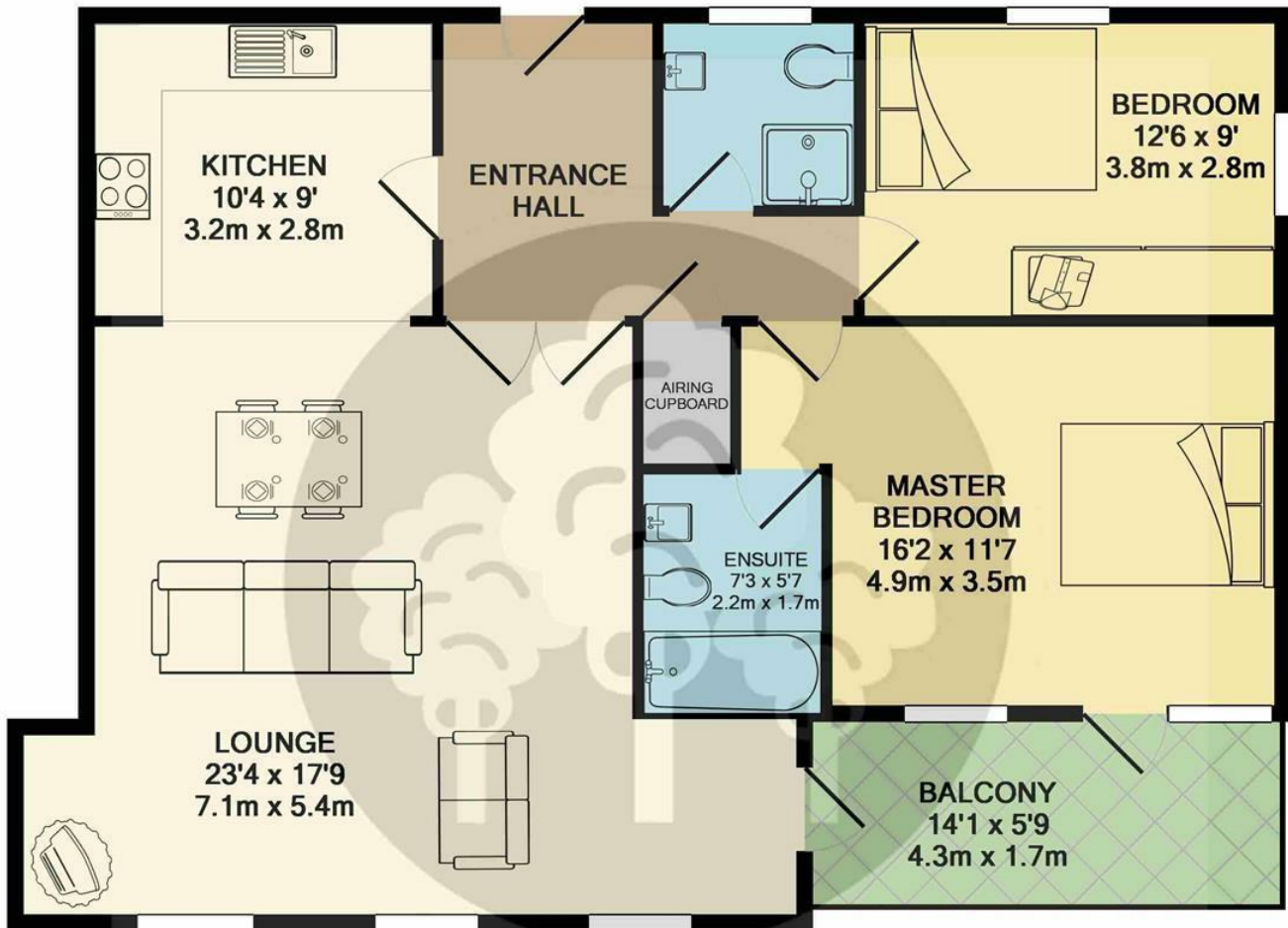
There are no restrictions that Broadlands are aware of.

### Additional Information

This property is available to non residents of jersey.



**DIRECTIONS:** Heading up Old St Johns Road Regency house is the first block of apartments at Park Heights on your left hand side..



TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.8 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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