



# BROADLANDS



## 10 LES VERRIERES LE MONT DE LA GREVE DE LECQ, ST OUEN, JE3 2DT

£950,000

- LUXURY PENTHOUSE WITHIN WALKING DISTANCE OF THE BEACH
- 2 BEDROOMS, 2 BATHROOMS. MASTER SUITE WITH WALK IN WARDROBE
- ON SITE VISITOR PARKING
- WOW FACTOR LIVING SPACE ACCESSING FULL LENGTH BALCONY
- 2 GARAGED PARKING SPACES AND LARGE STORE ROOM
- PLEASE CONTACT ROGER TROWER 07797711194

Truly spectacular, watch the ebb and flow of tides from the luxury and comfort of this beautiful development. Finished in local granite to suit its environment, Les Verrieres is a select development of only 10 properties set on an elevated site in one of Jersey's prettiest bays. Living space has been laid out to make the most of the gorgeous views, many also enjoy sea views from the bedrooms & all have private balconies or a terrace. Kitchen units, appliances, sanitary ware and tiling are all sourced from the best manufacturers, with quality being the watch word throughout the entire development. Ranging from almost 900 square feet to over 1500 square feet, these properties will suit a range of buyer's needs, offering scope for investors and home buyers alike, not forgetting those who wish to downsize and enjoy a relaxed beach side lifestyle in area of protected coastland. Early viewing highly recommended.

#### Services and Charges

The development is on all mains services except gas.

Monthly service charge for Apt 10 is £140.11

Each apt has a lock up store room in the basement

Apartments have under floor heating in all rooms.

Apartments are installed with air mechanical ventilation / heat recovery, moving heat throughout the apartment and filtering pollen etc out of the air as it does so. Good news for hay fever sufferers.



TOTAL APPROX. FLOOR AREA 1207 SQ.FT. (112.1 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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### DIRECTIONS

JT Map 2 J5 Head North through St Ouen's Village and turn right into Le Mont De Le Greve De Lecq. Les Verrieres is at the foot of the hill on the right.

**BROADLANDS**

EST. THE NUMBER 1 AGENT AT NUMBER 1 LIBRARY PLACE 1975

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