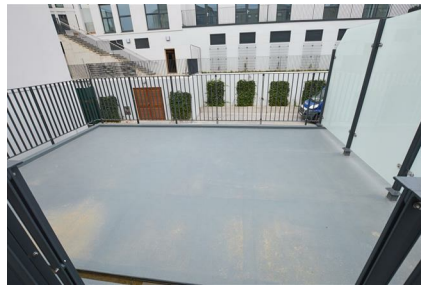


# BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT  
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1973



## E011 BLOCK 6 NIGHTINGALE HOUSE, ROUGE BOUILLON, ST. HELIER, JE2 3ZD

£399,950 || Ref 792

- NEW BUILD MAISONETTE WITH LIFT
- LARGE OPEN PLAN LIVING AREA
- 1 PARKING SPACE
- 2 DOUBLE BEDROOMS
- AMAZING ROOF TERRACE
- SHARE TRANSFER

Two bedroom maisonette apartment with a terrific roof terrace and parking in the luxurious new College Gardens development. A stunning contemporary apartment in a prime location close to St Helier. Comprising of 2 double bedrooms, house bathroom, large open plan living area opening on to a large roof terrace, separate cloakroom plus 1 parking space. Lift access. Elegant in design and completed to a very high specification. Book your viewing now, please call Doug Littlechild on 07700702585 or email [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com).

#### Entrance Hall

Phone entry system.

#### House Bathroom



Three piece suite. Bath, W.C and wash hand basin. Heated towel rail. Tiled floor and walls. Recessed lighting.

#### Bedroom 1



Good size double.

#### Bedroom 2



Spacious double.

#### Cloakroom

2 piece suite - W.C and wash hand basin. Part tiled.

#### Open Plan Living Area



Range of high and low kitchen units with integrated appliances. Doors to roof terrace.

### Roof Terrace



Private balcony.

### Exterior

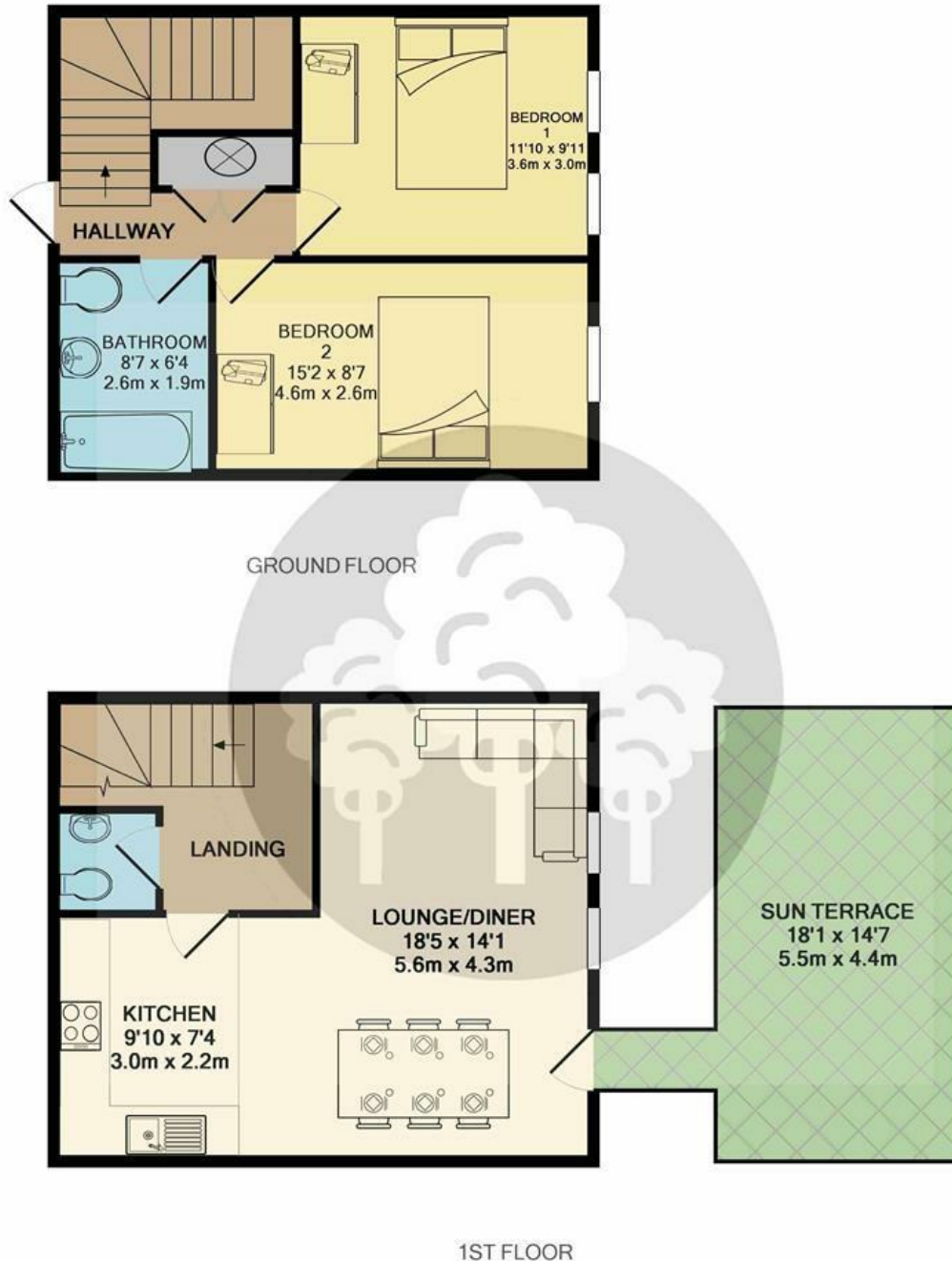
Communal lawned gardens. Onsite Gym. One designated parking space 91. Visitor parking.

### Services

All mains services, double glazing. Electric heating. Service charges £196 pcm to cover, water rates, building insurance, lift maintenance, communal lighting and maintenance, window cleaning.



**DIRECTIONS:** JT MAP 15 D5, Old Jersey College for Girls site. You have to travel up Dongola Road - take a left to get to white gates of the development.



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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