



3 Springland La Route De St. Aubin, St. Lawrence

**BROADLANDS**

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## 3 Springland La Route De St. Aubin

St. Lawrence, Jersey

- Top-floor penthouse in small, exclusive block
- 2 double bedrooms, 2 bathrooms (including en-suite)
- Exclusive location on South Western inner road
- Top floor all to yourself!
- Great size private garage (5.8x3.5m) plus designated parking for 2
- Separate kitchen and living rooms
- Charming private communal gardens
- Quiet location, set back from the main road
- No onward chain
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### 3 Springland La Route De St. Aubin

St. Lawrence, Jersey

Top-Floor Penthouse in impressive property of historic local interest with Garage & Parking!

A rare opportunity to acquire this beautifully presented 2-bedroom, 2-bathroom penthouse apartment, situated in a highly desirable and well-maintained property of historic interest; the building was part of Lord and Lady Trent's estate, of Boots the Chemist. Set on the top floor, this lovely home offers peace, privacy, and a lovely outlook over landscaped gardens.

Step inside to discover a light-filled living space, as if you are up amongst the trees, with separate fitted kitchen, two double bedrooms, including a master with en-suite shower room. A further contemporary bathroom completes the layout where you can lie in the jacuzzi bath and watch the clouds pass by.

Outside, enjoy access to beautifully kept communal garden - perfect for relaxing and passing time with a book or evening tittle. A true rarity, this property also boasts a private garage and allocated parking for two vehicles, an exceptional bonus in this location, plus visitor parking.

Located in a popular and convenient area, with excellent transport links, local amenities, green spaces and the beach across the road, this is a perfect choice for professionals seeking a secure home in an exclusive setting.





### **Living**

Separate fitted kitchen with lovely outlook and space for a full size fridge freezer. Large lounge with room for both dining table and sofa area, which overlooks stunning mature trees and gardens.

### **Sleeping**

Premier double bedroom with ensuite shower room, with built in wardrobe spaces and lovely south facing outlook across gardens to the sea. Second smaller double bedroom. House bathroom with a view from the jacuzzi bath!

### **Outside**

Wonderful south facing communal garden with all day sunshine, tucked away in a peaceful and private location, to be shared with only a few other residents.

### **Parking and Garage**

Large single private garage and designated parking spaces for 2 cars. Additional visitor parking. Garage has power connected.

### **Services**

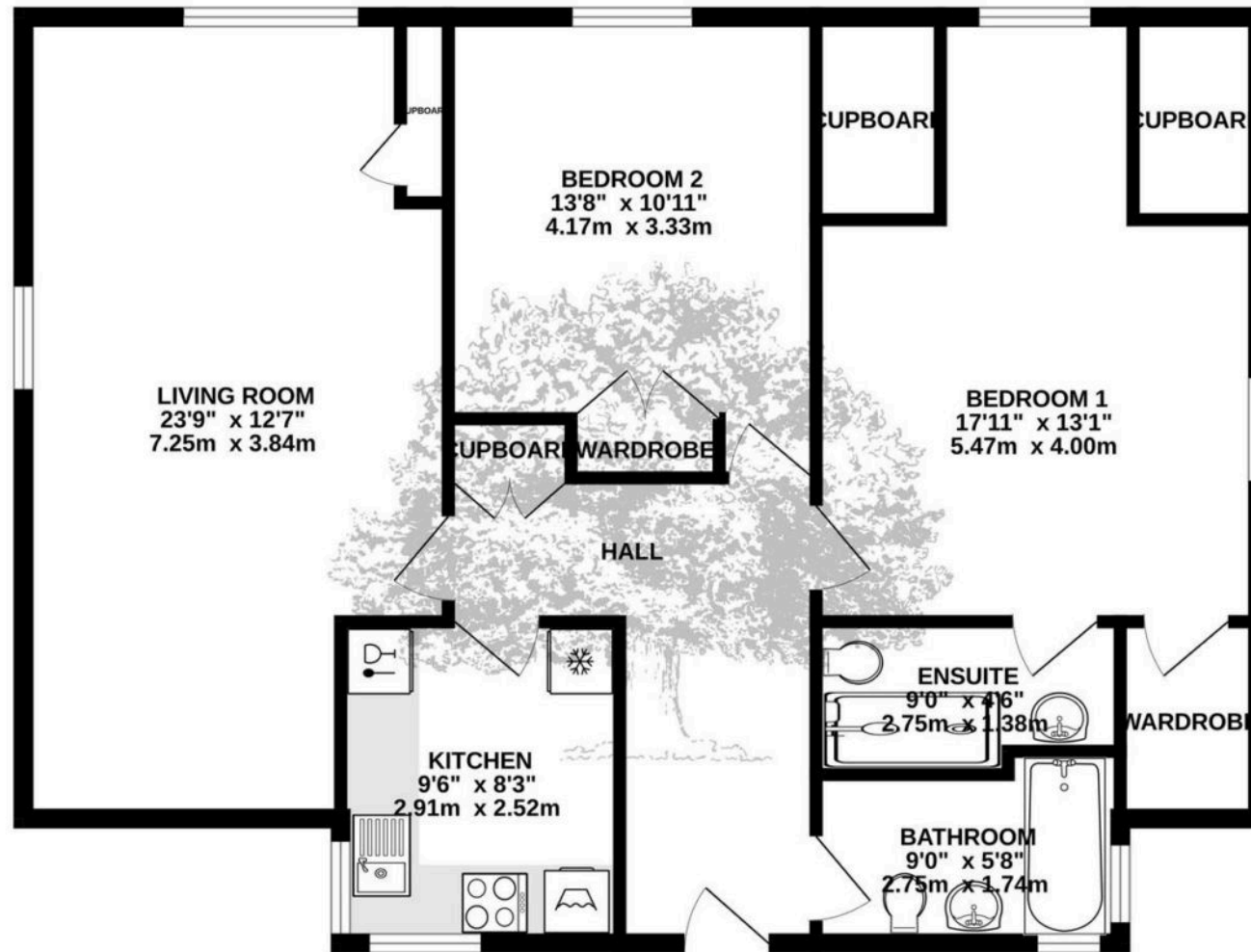
All mains services. Fully double glazed. Electric central heating. Managed by Gaudin. Garage has power. Service charge is £745.27 per quarter.







GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Broadlands

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