



**5 Falcon Mews, 46 Rouge Bouillon, St. Helier**  
**£430,000**

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972



# 5 Falcon Mews, 46 Rouge Bouillon

St. Helier, Jersey

- Modern 2 double bedroom Townhouse
- Large open plan kitchen/lounge/diner
- Sunny private roof terrace plus a balcony
- Separate utility room and plenty of storage
- Convenient location on the outskirts
- Well presented quality build
- Short walk to work and schools
- Option to purchase a parking space for additional £40,000
- Sole agent
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



## 5 Falcon Mews, 46 Rouge Bouillon

St. Helier, Jersey

Set off the main road down a quiet passage you will find this modern 2 bedroom Townhouse. Conveniently located on the outskirts of Town. On the ground floor you have two double bedrooms, and a house bathroom. On the first floor you have a spacious open plan kitchen/lounge/diner area, perfect for both relaxing evenings and entertaining guests with patio doors onto your balcony. With a cloakroom/utility room. On the top floor you have a great size private roof garden ideal for all day sun. The attention to detail in the design ensures that every square inch of the townhouse is utilized effectively, catering to the needs of modern living.

Ideally situated within walking distance to local amenities, including schools and places of work, this property offers a lifestyle of convenience and connectivity. The well-presented quality build of this townhouse is evident from the moment you step inside, reflecting the high standards and attention to detail that have been maintained throughout. With a private store and communal bike store at the front of the property. Broadlands are delighted to be sole agents and no onward chain. Option to purchase a parking space for an additional £40,000.







### **Living**

Modern open plan living area with a fully integrated kitchen with patio doors on to your balcony. Separate cloakroom/utility room.

### **Sleeping**

Two double bedrooms and a house bathroom.

### **Services**

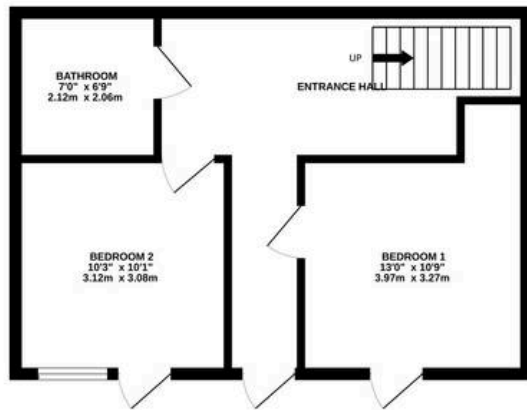
All mains. Double glazing and electric heating. Service charges £15 pcm. Private store room and communal bike store.



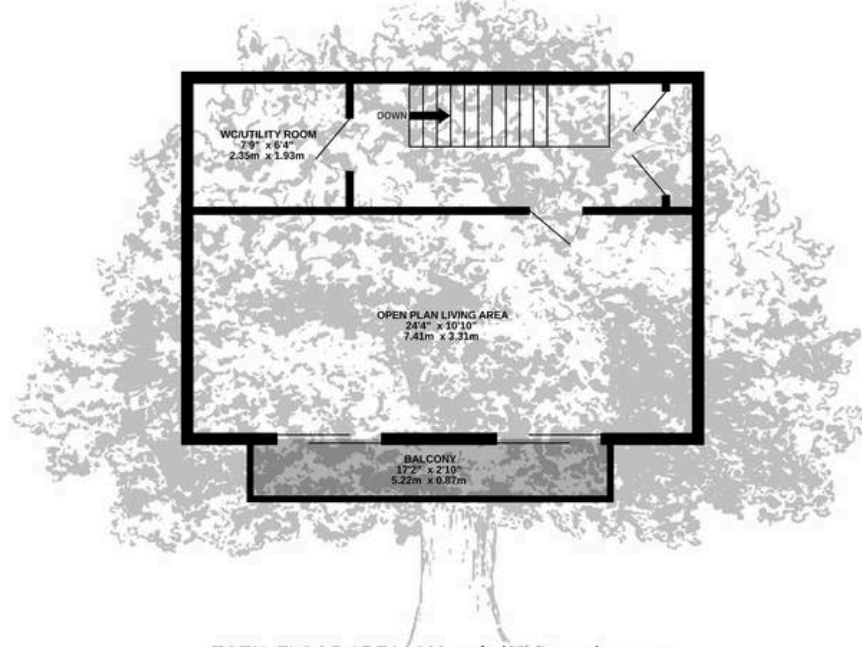




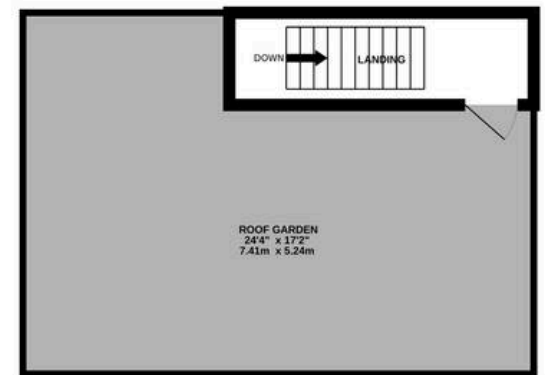
GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR  
64 sq.ft. (5.9 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 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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