



**Flat 2 Block F Les Quennevais Park St. Brelade**

Asking **£470,000**

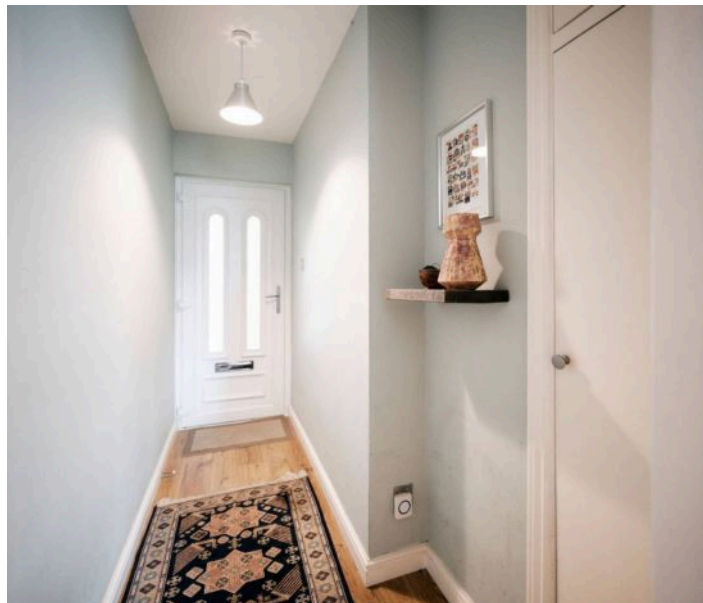
**BROADLANDS**

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## Flat 2 Block F Les Quennevais Park St Brelade

- Purpose-built ground floor apartment
- Spacious lounge/diner
- Separate kitchen
- Two double bedrooms
- Enclosed suntrap garden
- Garage & parking
- Catchment area for La Moye primary and Les Quennevais secondary schools
- Close to shops, supermarkets and sports centre
- Walking distance to the best beach in Jersey
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



## Flat 2 Block F Les Quennevais Park St Brelade

A spacious two bedroom garden apartment in this purpose built building in St Brelade.

The accommodation comprises; entrance hall, living room, inner hall, kitchen, two bedrooms and bathroom.

The flat faces west and gets lots of natural light through large picture windows. It has a spacious walled in private garden so you can relax in the evening sun at the end of a busy day.

A private store room - situated in the main hallway comes with the apartment, as does a single garage and one designated parking space.

This apartment is close to shops, supermarkets, schools, Les Quennevais Sports Centre and on a main bus route.







### **Living**

Seventeen foot living room with picture window and door to garden. Fully fitted kitchen with integrated appliances and wooden worktops.

### **Sleeping**

Two double bedrooms with windows to side and rear.

### **Outside**

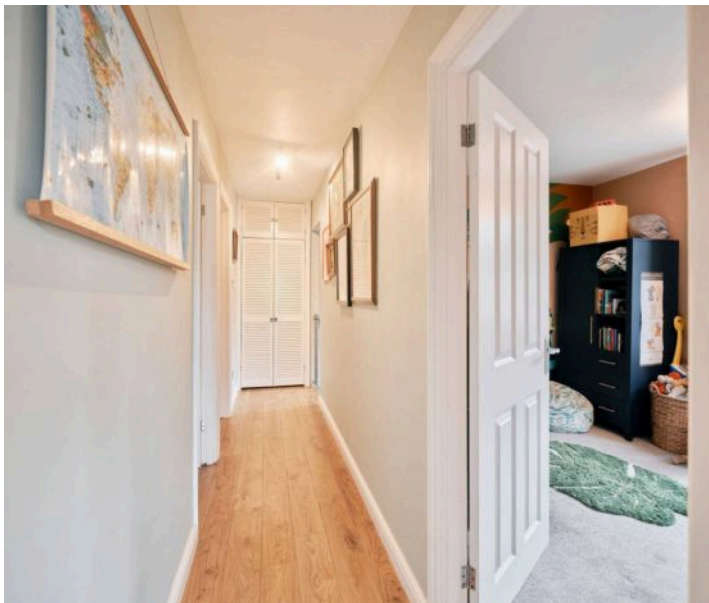
Good size walled in west facing garden providing plenty of sunshine all day and evening. The flat has single garage and external store cupboard.

### **Services**

All mains excluding gas. Electric heating. Wired for fibre and satellite. Service charge of £355 a quarter covers building insurance, communal power and general garden maintenance.

### **Education**

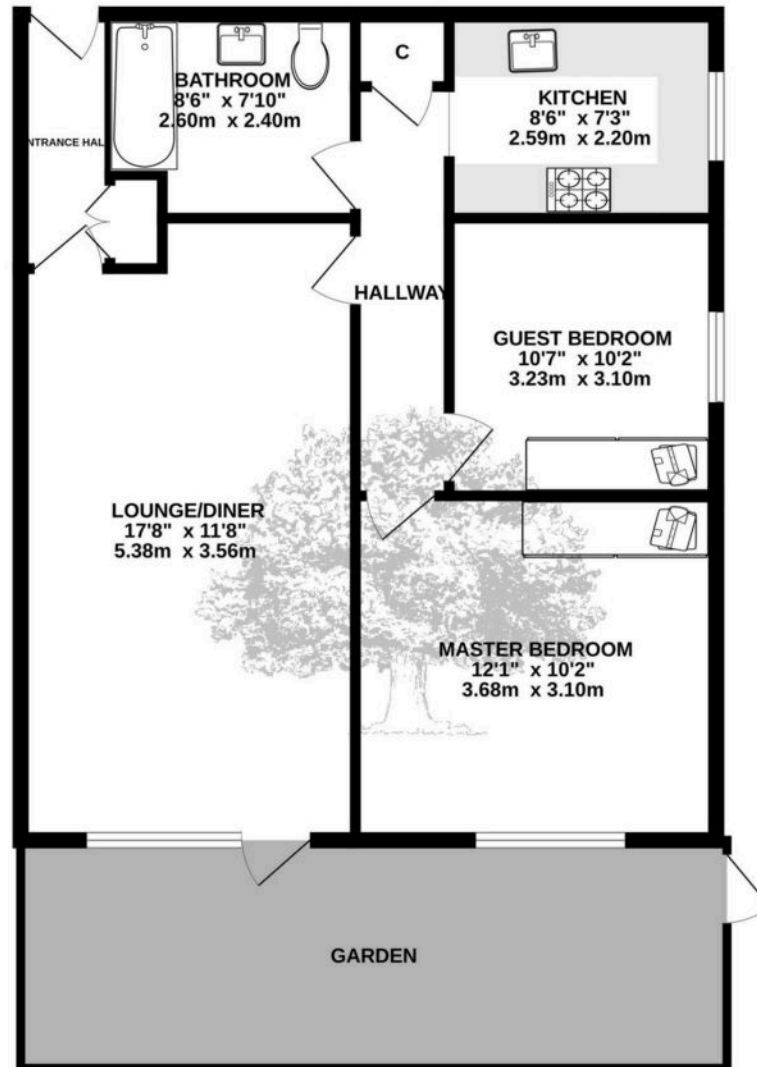
The apartment is in the catchment area for La Moye primary and Les Quennevais secondary schools.







# GROUND FLOOR



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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