



11 Manor Court Flats Manor Court Undercliffe Road, St. Helier, **BROADLANDS**

Guide Price £199,000

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11 Manor Court Flats Manor Court Undercliffe Road

St. Helier, Jersey

- Light, bright, and airy second-floor studio apartment; purpose-built with a modern, open feel
- Modernised separate kitchen, stylishly updated with integrated appliances and a contemporary vibe.
- Spacious lounge/bedroom layout, flexible design with room for a Murphy bed without rearranging furniture
- South-facing sunny balcony; offering pleasant views across St Helier
- Contemporary shower room, well-presented and functional
- Excellent location on the fringe of town, minutes walk to work



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St. Helier, Jersey

This light, bright, and airy second-floor purpose-built studio apartment is ideally positioned on the outskirts of St Helier, offering a perfect blend of modern convenience and comfortable living.

The property features a welcoming entrance hall leading to a contemporary shower room, a well-proportioned lounge/bedroom area with direct access to a private sunny balcony, and a separate, stylish kitchen. The kitchen has been thoughtfully modernised and includes integrated appliances, providing a sleek and functional space with a fun, modern vibe.

The west-facing balcony enjoys pleasant views across St Helier, creating an inviting spot to relax and unwind. The layout of the living space is both practical and flexible, offering ample room to accommodate the pull down Murphy bed without the need to rearrange the sofa daily ; maximising comfort and convenience. There is also a communal roof terrace with views across town and a communal bike storage room.

With its thoughtful design, modern finishes, and desirable location, this apartment represents an excellent opportunity for those seeking a stylish pied-à-terre close to town amenities.





Living & Sleeping

Entrance Hall for coats and shoes. Separate shower room with extractor fan and walk in shower. As these are purpose built the living room, laid to wood effect flooring, has ample space to lower the murphy bed to sleep without moving the couch every night. Kitchen is fitted with integrated under counter fridge, washing machine, fan oven and hob with wall mounted extractor fan.

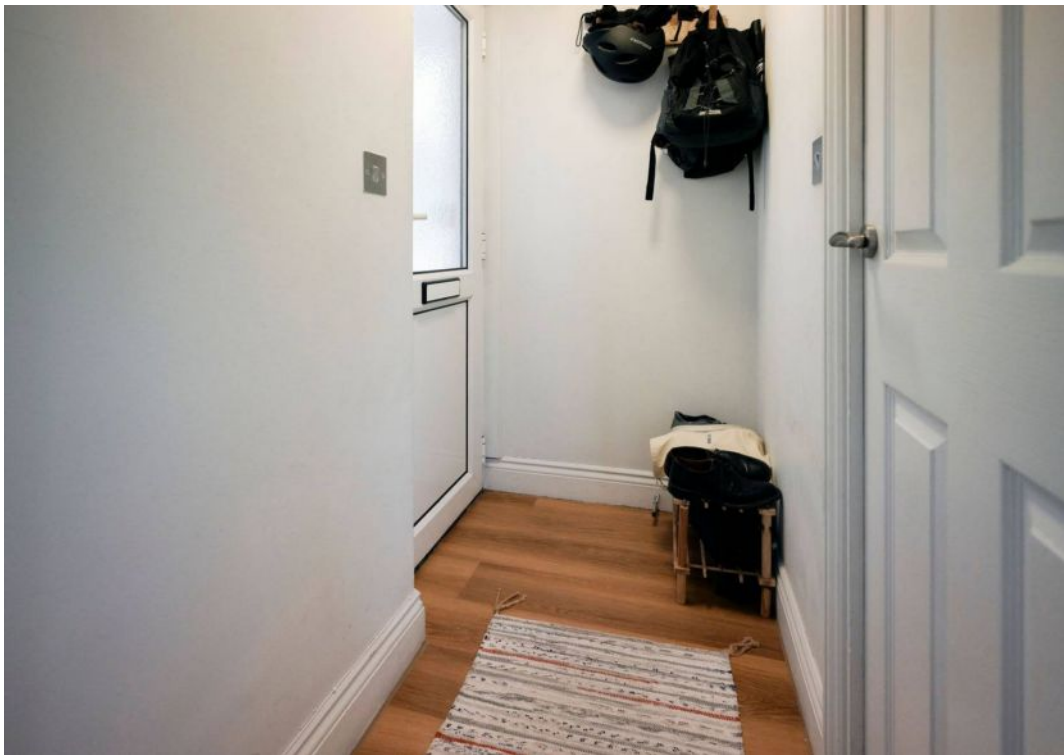
Outside

Each apartment has its own private balcony off the living room with outlook over St Helier. There is also a communal roof terrace with views across town. Communal bike storage.

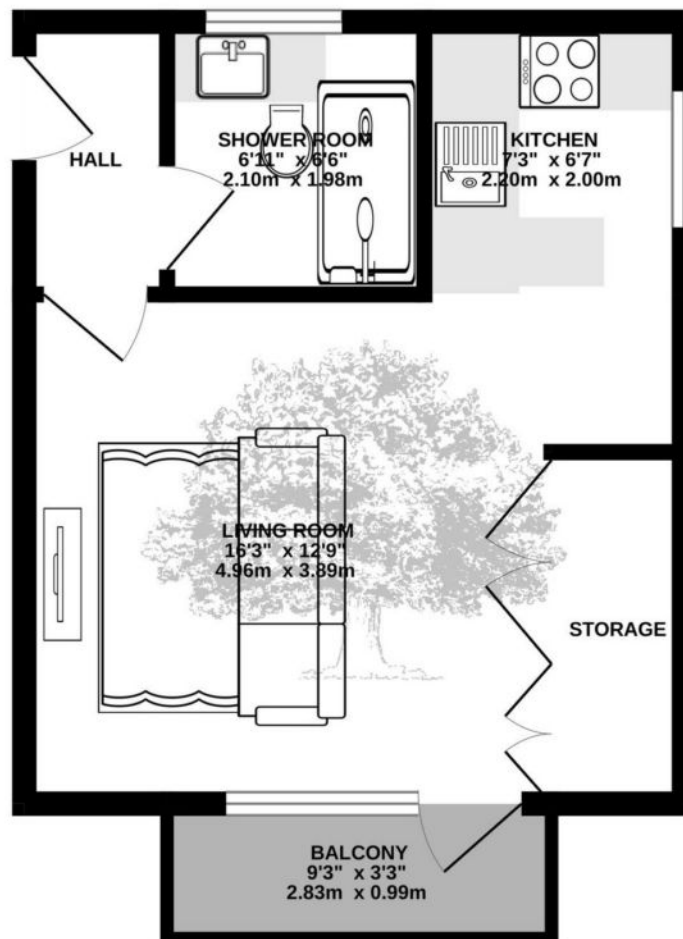
Services

All mains services, excluding gas. Double glazed throughout. Electric heating. New hot water cylinder installed in 2022. Service charges £124.03 p/m. The managing agent is Lisa De La Haye at Maillard & Co. Communal bike storage.





GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 329 sq.ft. (30.6 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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