

FINDING YOU  
A HOME SINCE 1972

B



2 Cranworth Mews,, La Vallee Des Vaux, St. Helier  
£825,000

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972

## 2 Cranworth Mews,, La Vallee Des Vaux

St. Helier, Jersey

- Brand new exclusive development
- Top quality finishes throughout
- Contemporary lifestyle home
- Spectacular roof terrace
- Quiet town outskirts location
- Garage and parking
- Please contact Nigel on 07797 718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## 2 Cranworth Mews,, La Vallee Des Vaux

St. Helier, Jersey

Just completed and forming part of an exclusive new development of 12 houses, a 3 storey town house with integral garage and further parking. The development is centred around a “percentage for art” attractive installation.

Finished to a high standard throughout with high quality kitchens and bathrooms and a range of appliances, it is ready to move straight in. All kitchens have American style fridge freezers with ice makers, and a wine fridge as well as an array of integrated appliances. The houses have been designed to be low maintenance but still retaining a good amount of outside space. There are balconies on both sides and a fabulous roof terrace to enjoy the sunshine pretty much all day.

Each house has been over engineered with insulation and has the, not yet compulsory, Jersey energy performance certificate to demonstrate the efficiency. Running costs are proved to be at a minimum and likely to be the equivalent of a one bedroom flat. Electric car chargers are provided within the garages. Exterior paint finishes have a 10 year guarantee from new.

Located on the outskirts of town within walking distance of the town centre, all amenities are within a short stroll. In particular a Waitrose supermarket. Schools and colleges are close by too as well as pleasant green lane walks.

A show house is available to view that is fully furnished.

Available immediately, book your appointment to view by calling Broadlands on 880770.





### Living

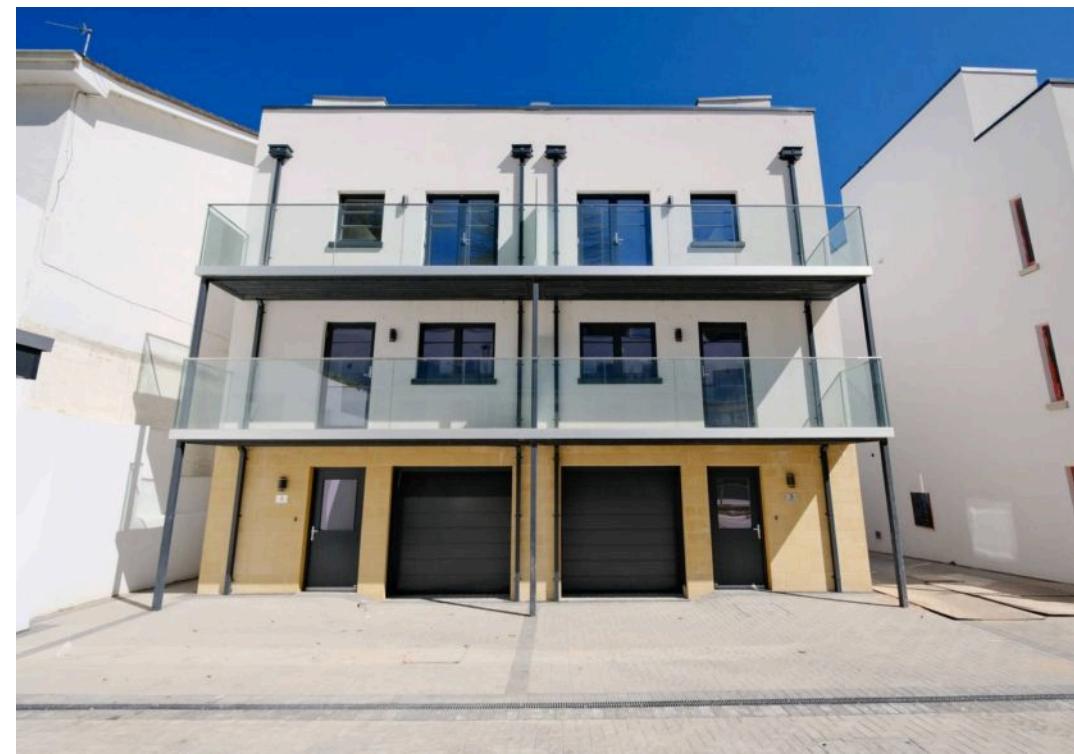
Fabulous open plan living room kitchen diner. Central fireplace. Extensive range of kitchen units with breakfast bar and quality appliances. Freestanding American fridge freezer with ice maker, separate wine fridge. Balcony to both ends. Landing making use of plenty of glass to maximise natural light.

### Sleeping

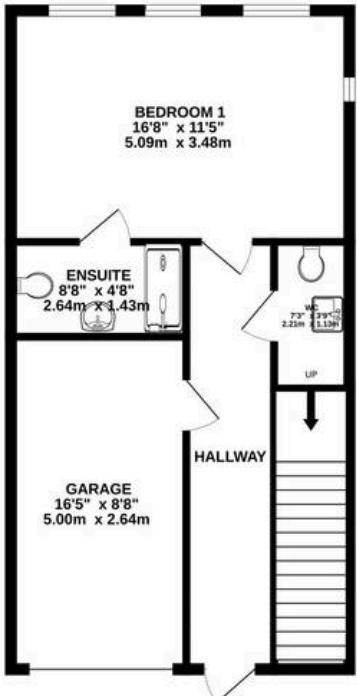
3 Spacious double bedrooms which are all en suite. Access to balconies from 2nd floor bedrooms. Quality bathroom suites.

### Services

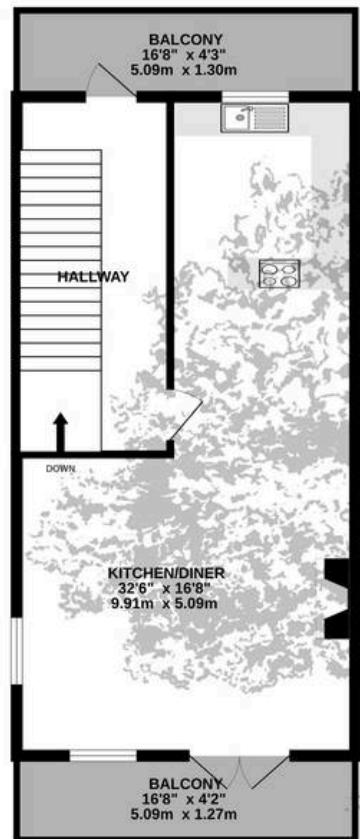
All electric with over insulation to comply with current building regulations. Fully double glazed throughout. Mains drains. No gas.



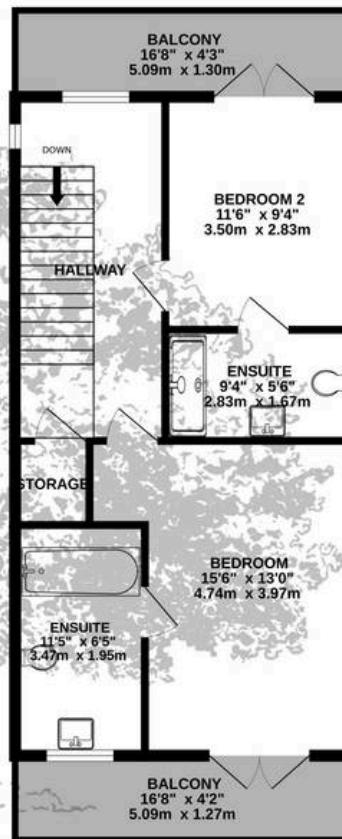
GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



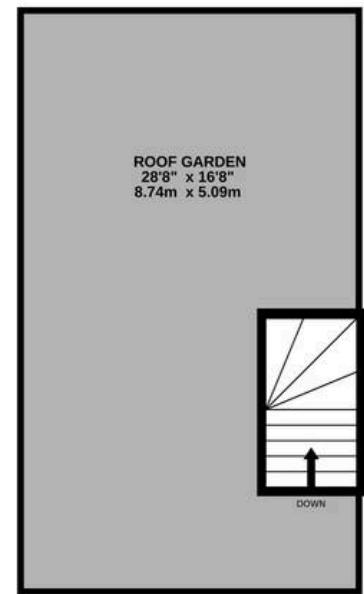
1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



ROOF TERRACE  
41 sq.ft. (3.8 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 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

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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