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A102 Westmount One, Westmount Road, St. Helier  
£595,000

**BROADLANDS**  
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## A102 Westmount One

Westmount Road, St Helier

- Two bedroom 1st floor apartment
- Two ensuite shower / bathrooms
- 789 sq ft open-plan living
- High spec purpose built
- Quality Miele appliances
- Lift access
- Onsite gym
- Large south facing balcony
- Two secure underground parking spaces and bike storage
- Sole agent
- Contact Andrew 07797 814422 /  
[andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



## A102 Westmount One

Westmount Road, St.Helier

Located on the first floor of Westmount One - the block closest to the park. This spacious 789 sq ft apartment boasts a fantastic open-plan living space which is filled with natural light due to the floor to ceiling windows.

Featuring a stylish high specification kitchen with solid worktops and integrated Miele appliances, separate utility cupboard plus a dining area and lounge space. Double doors take you to a large south facing balcony, ideal for relaxing and alfresco dining. There are two double bedrooms one with an ensuite shower room, the second double bedroom with access to a 'Jack & Jill' bathroom.

This property benefits from two secure underground parking spaces, positioned beside the lift for direct access to the apartment. Built to exceptionally high standards the development is very well maintained and also comes with an in-house residents gym and basement bicycle storage. Moments to cafes, restaurants, bars, shops & sandy beaches. Broadlands are delighted to have been appointed the vendors sole selling agent, contact us today for further information and access.





## Living

Magnificent open plan living room with windows to two sides. Plenty of room for relaxing and dining, with double doors to balcony. Fully fitted kitchen with high & low level units and integrated appliances. Large utility cupboard with washing machine and hot water cylinder.

## Sleeping

Two double bedrooms with floor to ceiling windows and fitted wardrobes. Main bedroom has ensuite shower room. Second bedroom has a door to 'Jack & Jill' bathroom, which can also be accessed from the main living space.

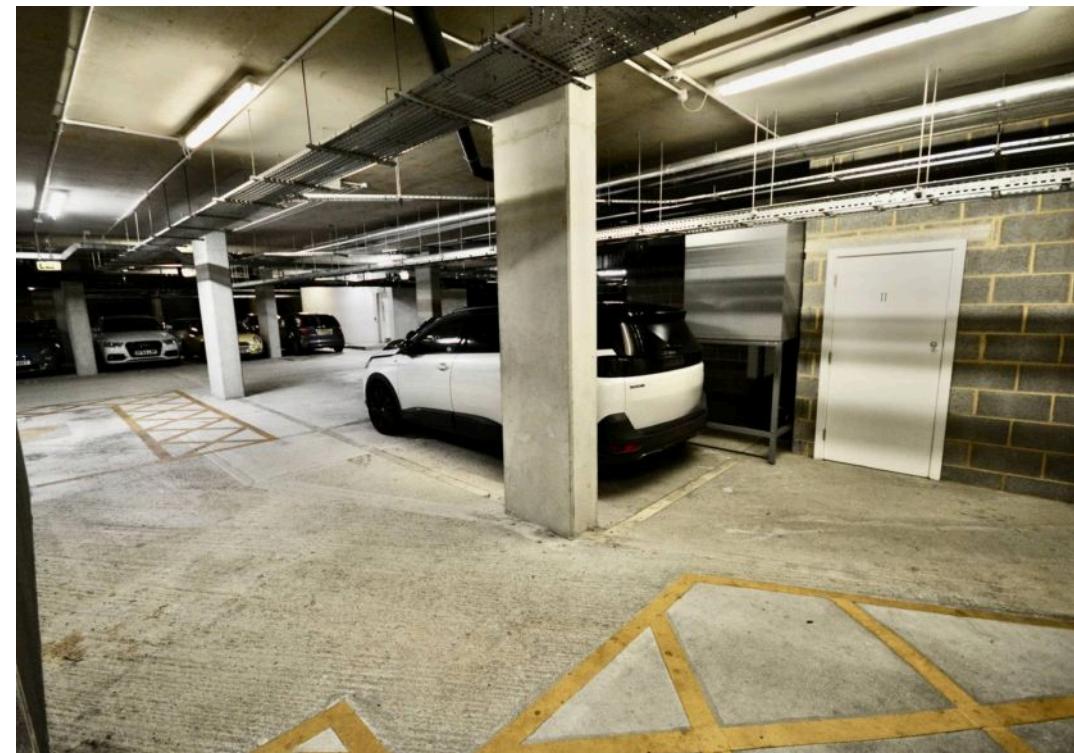
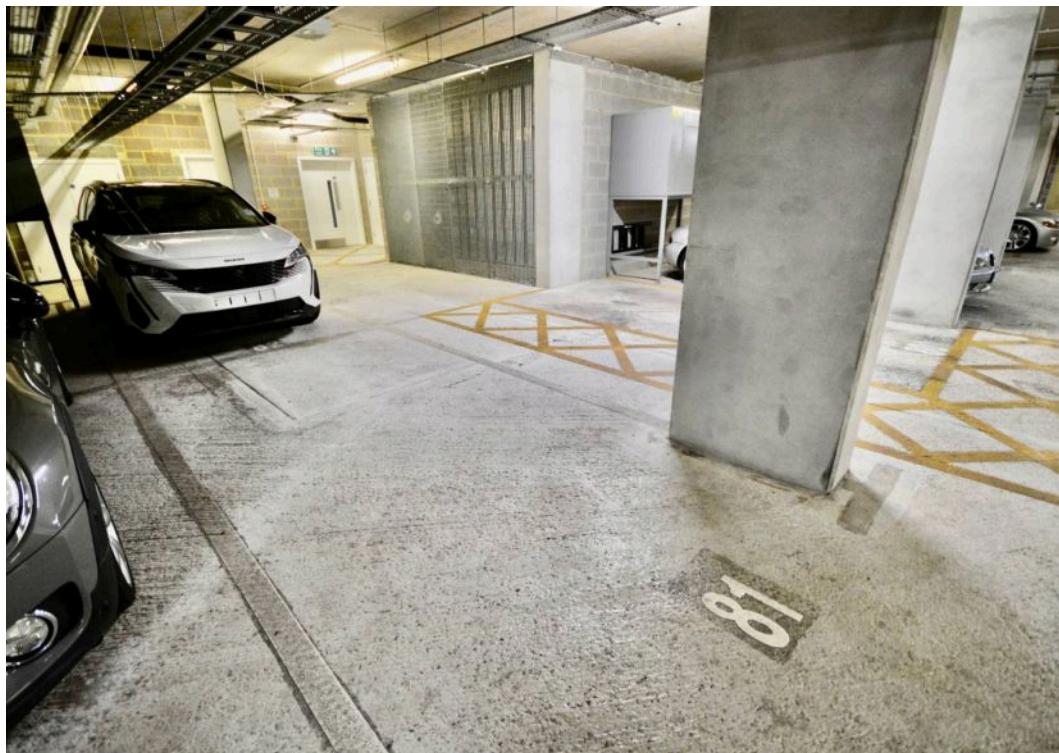
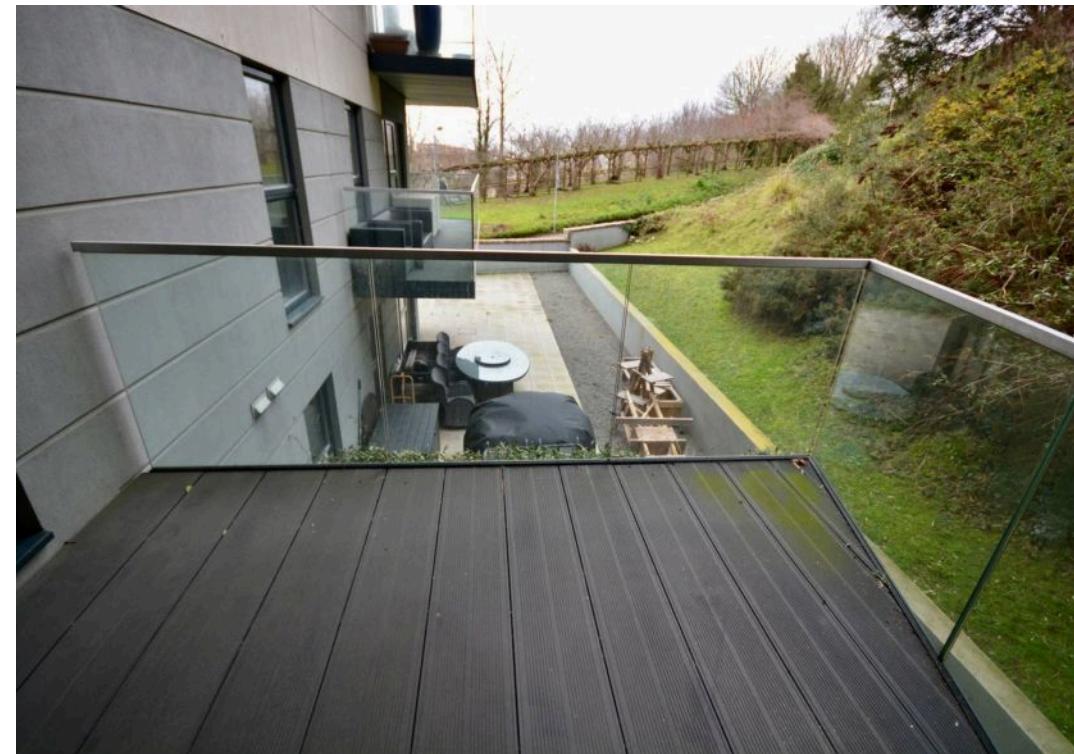
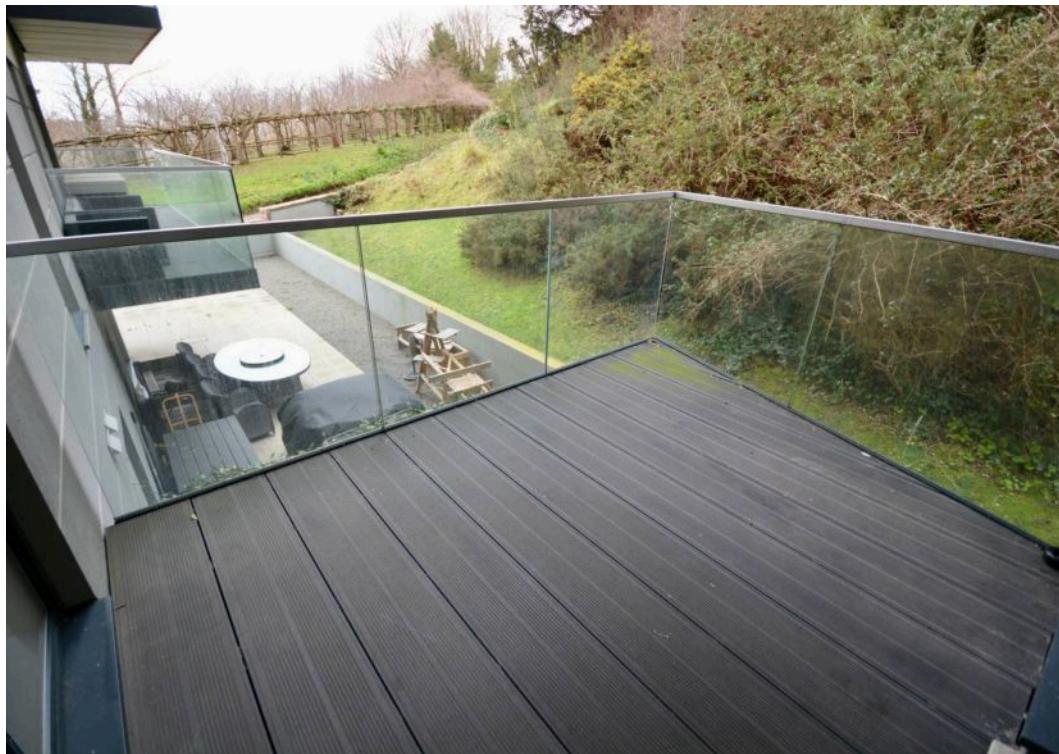
## Outside

Large balcony facing towards People's Park. Two designated secure covered spaces in the underground garage, positioned in tandem (No's 81 & 82) with favoured access, straight to the lift and apartment.

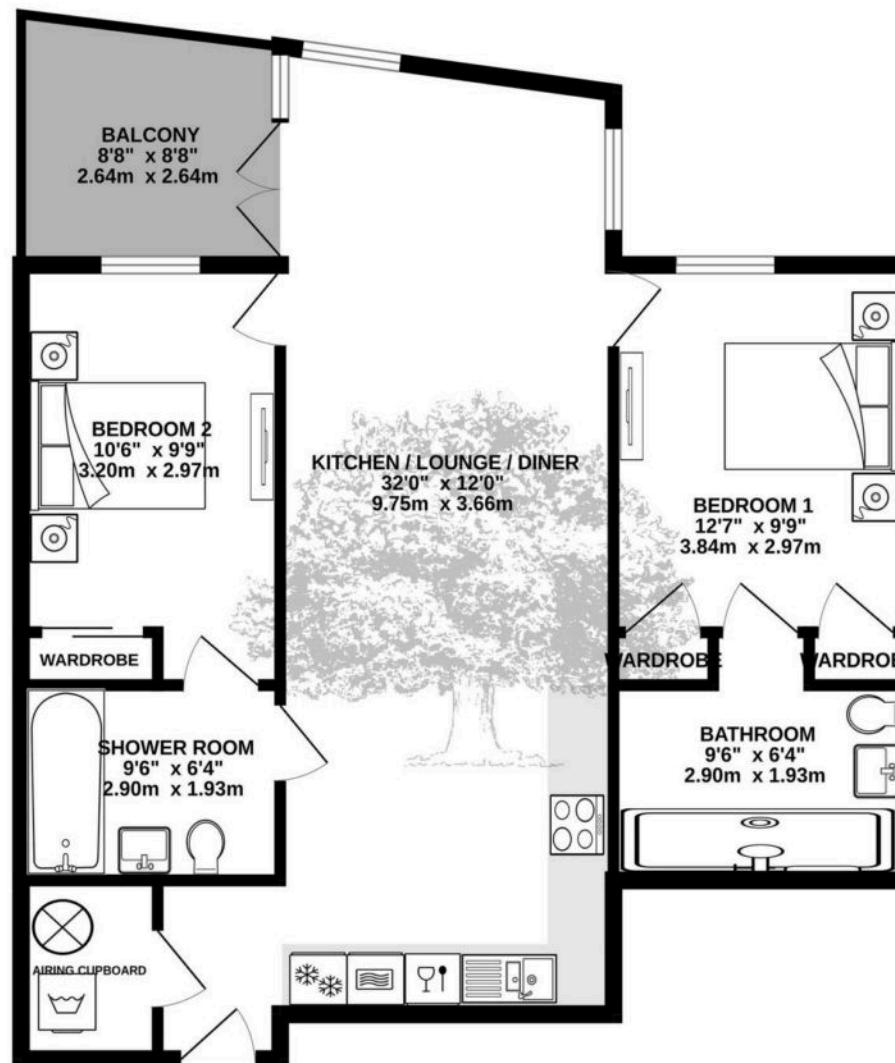
## Services

All mains services, no gas. Fully electric with modern radiators throughout. Utility cupboard off the hallway houses; pressurised hot water system, washing machine, fuse box, satellite connections and internet router. Service charge is £352.80 per month and includes; On site maintenance staff Mon - Fri. On site security Friday and Saturday evenings. Cleaning staff on site 6 days a week. Gym maintenance, sinking fund, building insurance and all other communal maintenance and upkeep.





1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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