



4 La Roquaise, La Route Des Genets, St. Brelade
£2,700 pcm

BROADLANDS
FINDING YOU A HOME SINCE 1972

4 La Roquaise, La Route Des Genets

St. Brelade, Jersey

Heading west along Rue des Genets, pass Mont Sohier and the property is on your left hand side.

- 3 bedrooms and 3 bathrooms
- Luxury duplex apartment with 2,166sqft of floor space
- 1st floor with lift
- Garden views
- 2 undercover parking spaces
- Close to St Brelades's Bay
- On excellent bus route
- Dedicated caretaker
- 1 year lease, children ok but no pets
- Please contact Tony - tony@broadlandsjersey.com



4 La Roquaise, La Route Des Genets

St. Brelade, Jersey

There are views over the well maintained gardens. Through the oak front door leads to a spacious hall with oak parquet floor. You are led through an arch to the large lounge with balcony. From here you can access the kitchen, utility room, 2 bedrooms and 2 bathrooms. Upstairs leads to a gallery with principal bedroom and study.

The property sits above St. Brelade's Bay and has an excellent bus route to the nearby shopping centre, St. Aubin & St. Helier. The beautiful communal gardens may be used by all residents.

The lift takes you down to the basement garage with 2 undercover parking spaces. There are also additional visitor spaces on the property.





Living

The hallway leads to storage cupboards & cloakroom and the spacious lounge with ornamental fireplace & balcony. This beautiful room has exposed beams and vaulted ceiling. Well fitted kitchen and separate utility room with electric heating boiler. Up on the mezanine is the study and further cupboards.

Sleeping

Off the hall are two double bedrooms & 2 bathrooms, one ensuite. Up stairs is another large double bedroom with dressing room & ensuite bathroom.

Outside

Balcony overlooking the communal gardens. 2 undercover parking spaces.

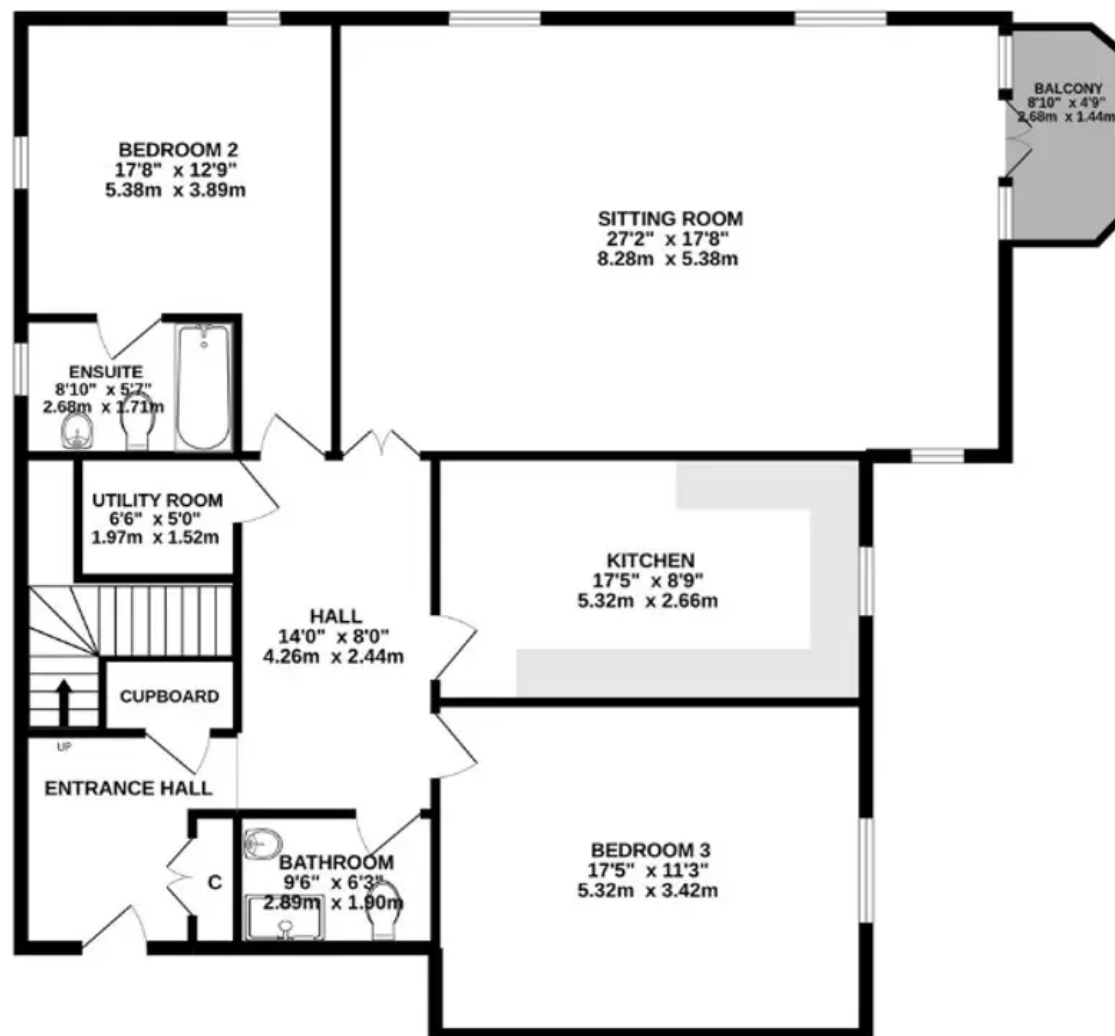
Services

Mains electric, drains & water. Electric central heating. Service charge is £430 per month, to include sinking fund, lift maintenance, ground maintenance building maintenance, common areas upkeep, caretaker, insurance etc

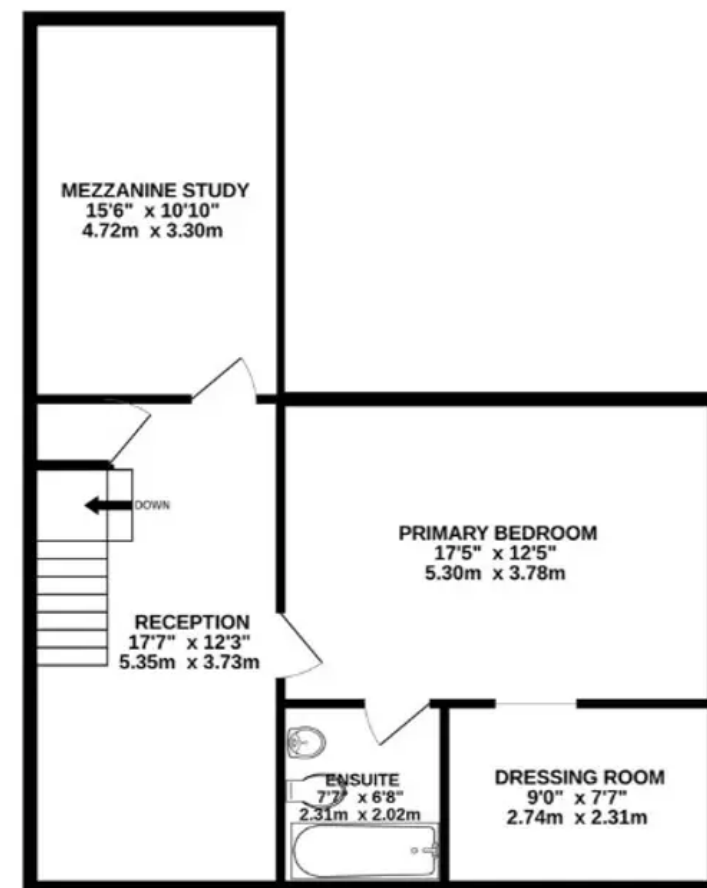




FIRST FLOOR
1457 sq.ft. (135.3 sq.m.) approx.



SECOND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.2 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.
Made with Metropix ©2022



Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972