



**Apt 118, Block 3, Spectrum, Gloucester Street, St. Helier**  
**£270,000**

**BROADLANDS**  
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# Apt 118, Block 3, Spectrum, Gloucester Street

St. Helier, Jersey

- Purpose built 1 bedroom Spectrum apartment
- Investment only- buy to let.
- Modern open plan living area
- Communal roof terrace
- Lift access
- Easy and safe investment
- Call Doug on 07700702585 or James on 07829835076



## Apt 118, Block 3, Spectrum, Gloucester Street

St. Helier, Jersey

Fantastic one bedroom purpose built apartment in the Spectrum development. Offering one double bedroom, living room/kitchen and modern bathroom, plus utility cupboard and good storage space in the basement. Although no onsite parking, there are several public car parks close by. The must have property to add to any investment portfolio! Fully managed, Spectrum apartments represent value for money and are readily let to a waiting list of tenants. We anticipate that this will not be around for long.





### **Living**

Open plan living area with kitchen units to one end. Kitchen complete with fridge/freezer, oven and brand new hob. Recently laid Amtico flooring

### **Services**

Mains services, electric heating. Separate store cupboard in the garage below plus bike storage facilities.

### **Sleeping**

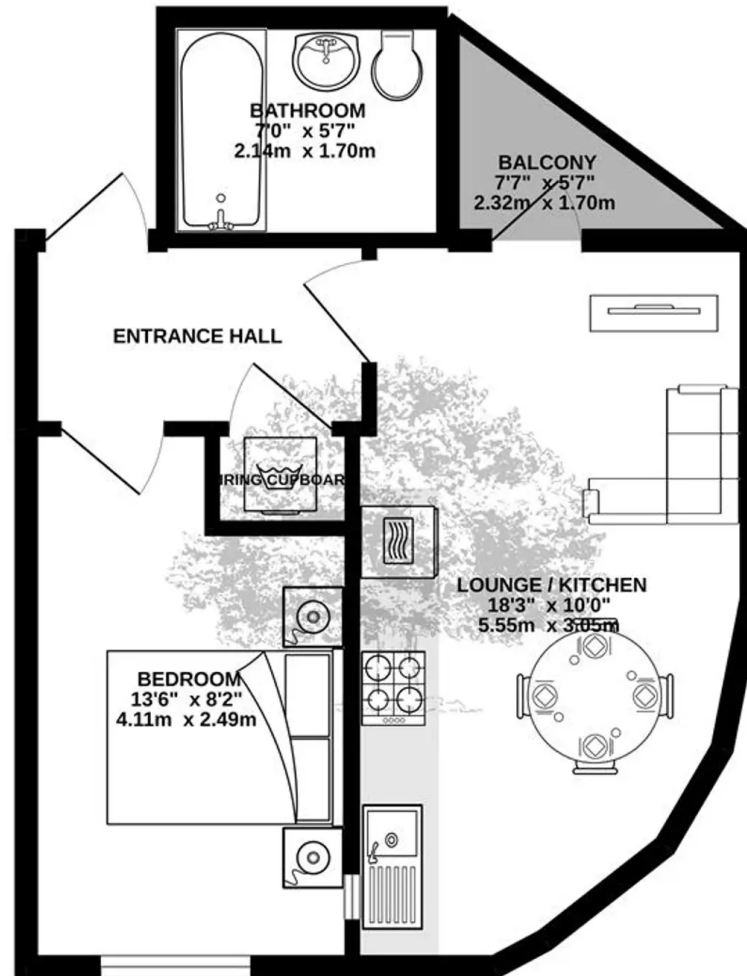
Double bedroom. Bathroom comprising bath with shower over, wash hand basin and W.C.

### **Service charge**





GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 353 sq.ft. (32.8 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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