



**38 Harbour Reach, La Rue De Carteret, St. Helier**  
**£730,000**

**BROADLANDS**  
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## 38 Harbour Reach, La Rue De Carteret

- Purpose built two bedroom, two bathroom waterfront apartment
- Underground parking for one car, plus spacious storeroom
- Panoramic sea views
- Sole agent
- Lift access to all floors
- Great size 990 sq ft
- Large open plan lounge and kitchen area
- Walk in condition
- Share Transfer
- Large, south-west facing balcony
- Please contact Peter on 07797713686 or [peter@broadlandsjersey.com](mailto:peter@broadlandsjersey.com)



## 38 Harbour Reach, La Rue De Carteret

, Jersey

This beautiful 2 bedroom 2 bathroom waterfront apartment has magnificent views over the marina and beyond. The lounge has 3 double doors out to the balcony, having panoramic sea views, perfect for those gorgeous sunsets. The apartment consists of 2 bedrooms, 2 bathrooms, 1 (En-suite). Large modern open plan living area opening on to your balcony. There is parking for one car in the underground garage and visitor parking and a spacious storeroom, as well as lift access to all floors. Become part of the vibrant waterfront community. Allow for a gentle morning stroll to the office or a cost free return from a night out on the town! With excellent beach and promenade facilities on your doorstep, plus the superb entertainment facilities that St Helier has to offer.





### **Outside**

Large balcony with panoramic sea views. Parking for one car. Store room in basement.

### **Living**

Dimensions: 8.7m x 4.85m (28'6" x 15'10"). Spacious open plan lounge with three large windows, each accessing the balcony and its amazing views.

### **Sleeping**

Dimensions: 3.9m x 3.4m (12'9" x 11'1"). Total of 2 bedrooms, main bedroom (17x11) with ensuite bathroom. Shower room with W.C. and basin.

### **Services**

Service charge is £950 per quarter and includes management fees, company expenses, communal cleaning, maintenance, building insurance, lift servicing and communal lighting. Recent new electric boiler to heat water filled radiators and immersion heater

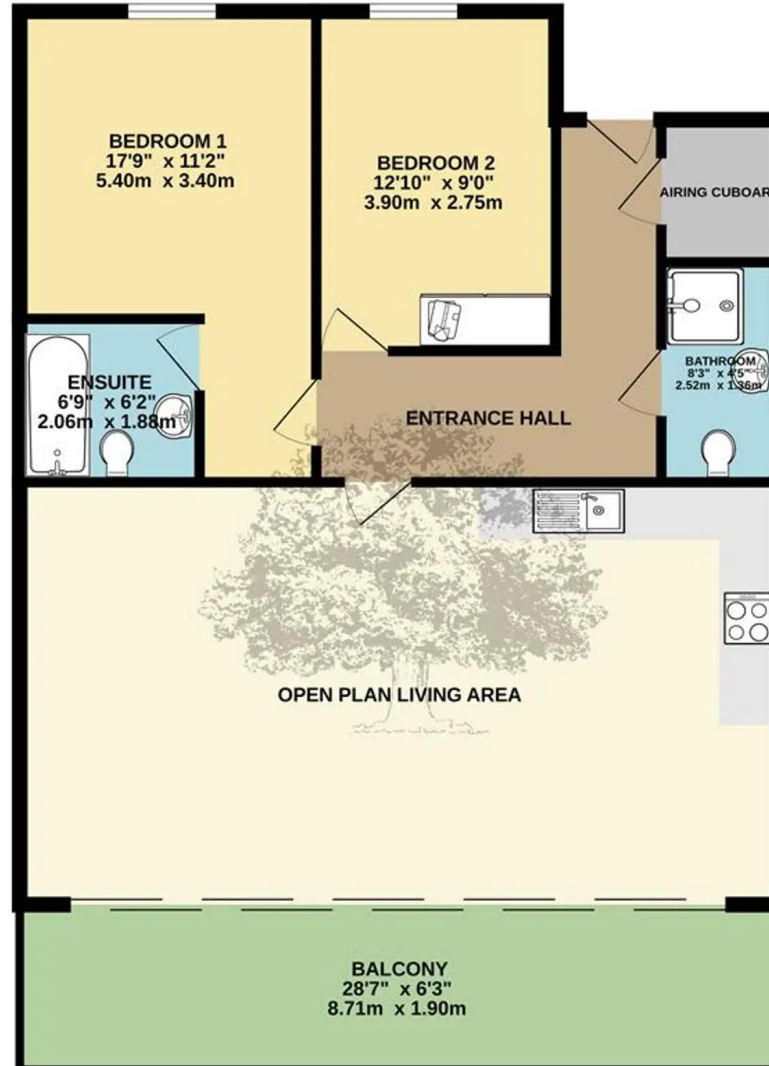
### **Kitchen/dining area**

Dimensions: 3.1m x 2.8m (10'2" x 9'2"). Fitted with Miele oven, microwave, fridge/freezer, gas hob, dishwasher and washing machine. Lots of storage cupboards Hallway with airing cupboard and further storage cupboard.





FOURTH FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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