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SINCE 1972  
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**33 Lavender Mews, L'Hermitage Gardens, La Route De Beaumont**  
**£475,000**

**BROADLANDS**

FINDING YOU A HOME SINCE 1972

# 33 Lavender Mews, L'Hermitage Gardens, La Route De Beaumont

St. Peter, Jersey

- Top floor two bedroom apartment in select development
- Large roof terrace plus balcony
- Sought after village location
- Fabulous communal facilities
- Over 60's only
- On site manager
- Lock up store
- Distant sea views
- Parking for one car
- Sole agent
- Please contact Nigel Hurst on 07797718233 or email [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## 33 Lavender Mews, L'Hermitage Gardens, La Route De Beaumont

St. Peter, Jersey

A well presented purpose built second floor two bedroom apartment with roof terrace, balcony, parking and lock-up store. Located in the exclusive L'Hermitage Gardens development (age restricted to over 60's) this is a perfect down size or lock up and leave. Accommodation briefly comprises of; spacious and light living room diner, separate fitted kitchen, two large double bedrooms, one with fitted double wardrobe and bathroom with three piece suite. Offered in good condition although would benefit from cosmetic updating. This well sought after apartment is ready to go! Situated close to Beaumont with an excellent bus service, pubs, Co-op supermarket and the beach front promenade. The whole development is safe and secure with numerous communal facilities that can be enjoyed along with many organised social events. Within the development there is a residents library, snooker/games room and a conservatory styled winter garden that can be enjoyed whatever the weather. Early viewing is essential by contacting the owner's sole agent Broadlands.





### **Living**

Very spacious lounge/diner with double doors to huge sun terrace. Further double doors to small South facing balcony. Separate kitchen with all built in appliances including washing machine.

### **Sleeping**

Two double bedrooms with the main one having double doors to Juliet balcony. House bathroom comprising bath with shower over, basin and W.C.

### **Communal Facilities**

Meeting room, games room, summer garden, winter garden, library and reception.

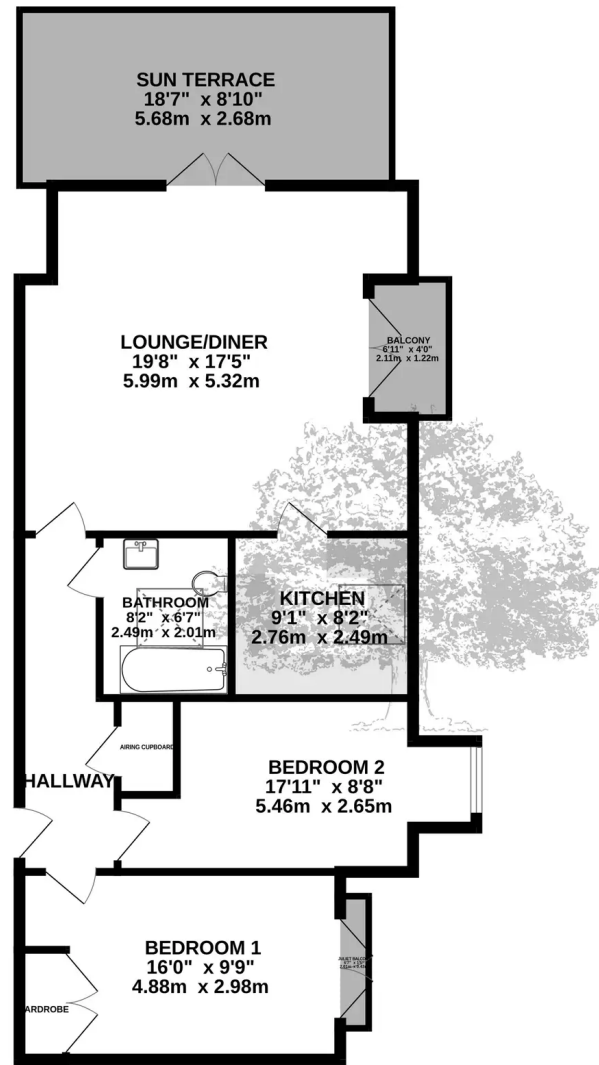
### **Services**

Mains water and drains, electric heating. Service charge £240pm to include buildings insurance, lift maintenance, cleaning of communal areas, general maintenance, caretaker, gardening etc.





SECOND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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## Broadlands

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