



**406 W2 Westmount, Westmount Road, St. Helier**  
**£570,000**

**BROADLANDS**

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# 406 W2 Westmount, Westmount Road

St. Helier, Jersey

Head up Westmount Road beside People's Park - short way up on RHS.

- Immaculate 2 bedroom, 2 bathroom apartment
- Fourth floor with lift access
- Balcony overlooking communal gardens
- Parking space in secure garage
- Walk to town and the beach
- On site gym and bike store
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)
- Contact Don on 07829917172 or [don@broadlandsjersey.com](mailto:don@broadlandsjersey.com)
- Let until January 2024



## 406 W2 Westmount, Westmount Road

St. Helier, Jersey

The open plan kitchen/living room/diner opens onto a south facing balcony, with views over the communal garden space. Both bedrooms are good size doubles, with a range of built in wardrobes, with the master offering a high spec en-suite shower room. There is a house bathroom, plus ample storage and a separate utility cupboard. One designated parking space and access to the occupiers gym. Either a great investment or step on the ladder and only a short walk to work in town and all that St Helier offers - including a very attractive park opposite the development.

Currently tenanted until January 2024, can either be purchased as vacant possession or with a sitting tenant.





### **Living**

Large open plan lounge / dining space. Fully integrated, modern kitchen in the corner. Doors from the living space open out on the balcony which overlooks communal gardens. Near the front door there is a storage cupboard and a separate utility cupboard.

### **Sleeping**

Two large double bedrooms, both with built in wardrobe space. The principle has an en-suite shower room and the second has a jack and jill bathroom.

### **Outside**

Well looked after communal gardens, balcony is on the west side of the building.

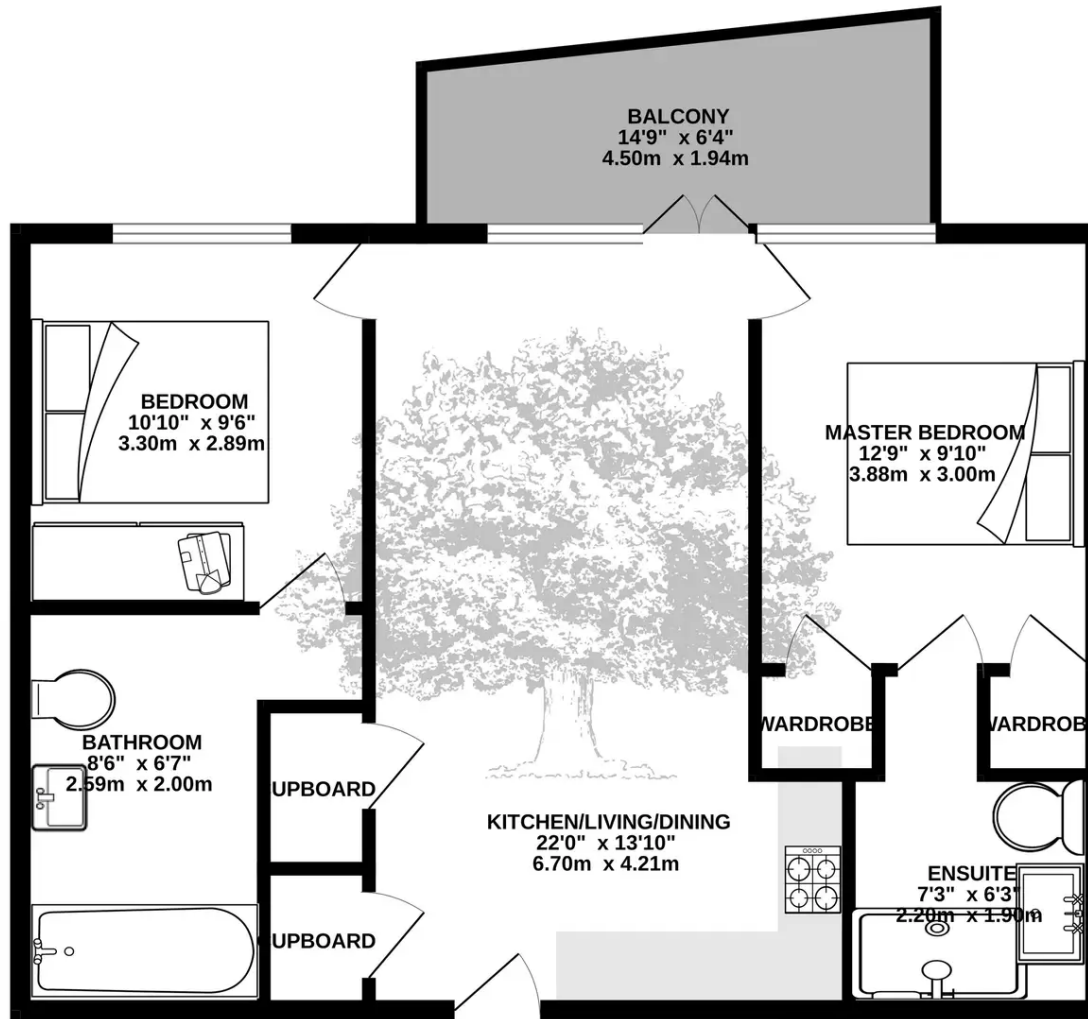
### **Services**

All mains services. Fully double glazed. Service charge is £229 per month and includes all of the communal charges, sinking fund etc.





4TH FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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## Broadlands

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