



2 Copper Beech Court, La Grande Route De St. Jean, St. Helier **BROADLANDS**

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2 Copper Beech Court, La Grande Route De St. Jean

St. Helier, Jersey

Heading north along La Grand Route de St Jean pass Motor Mall and the property is a short distance on the left hand side.

- Completely renovated 2 bedroom apartment
- Ground floor
- Within a small development in a convenient location
- Private rear patio
- Parking for 2 cars plus visitor spaces
- Available fully furnished if required
- Vacant possession, no onward chain
- Contact James on 07829835076 or james@broadlandsjersey.com



2 Copper Beech Court, La Grande Route De St. Jean

St. Helier, Jersey

This magnificent 2 bedroom ground floor flat that has been completely renovated recently to a high standard. Situated within a small, well-maintained development in a convenient location between St Helier and Sion.

Upon entry, you are greeted by a spacious and thoughtfully designed living area, perfect for entertaining family and friends. The accommodation comprises two generously sized bedrooms, providing ample space for rest and relaxation. The principle bedroom benefits from the ensuite shower room and access to the patio.

In addition to the main features, this property offers the convenience of parking for two cars, along with visitor spaces. For those seeking a hassle-free move, the option of purchasing the property fully furnished is also available. With vacant possession and no onward chain, this apartment is ready to become your new home.





Living

From the entrance hall at the front of the building you will find the large and bright lounge with great ceiling height giving you that sense of space. There is a fully integrated separate kitchen with black attachments.

Sleeping

Down the hallway there are 2 double bedrooms, the principle at the end of the hall has an ensuite shower room and access to the terrace. Both bedrooms have space for storage. The bathroom also features black attachments and separate the bedrooms from the living space

Outside

Off the principle bedroom there is access to the private and fully enclosed terrace at the rear. At the front there is a communal patio. The property has 2 designated parking spaces plus there are a couple of visitors spaces.

Services

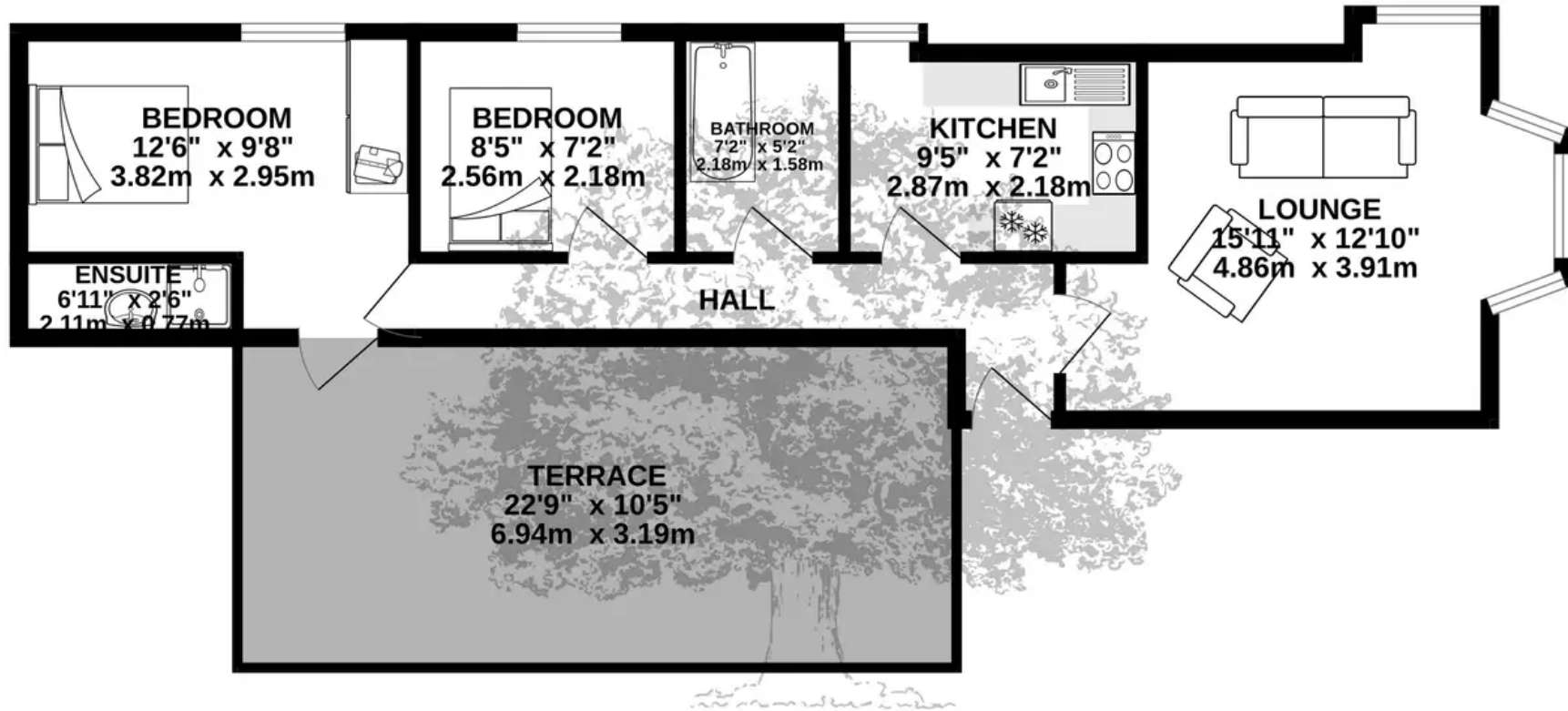
All mains services excluding gas. Fully electric with modern radiators. Service charge is £120.37 per month.





GROUND FLOOR

582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582sq.ft. (54.1 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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