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**B**



**2 Axminster House, Devonshire Place, St. Helier**

Asking **£425,000**

**BROADLANDS**

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## 2 Axminster House, Devonshire Place

St. Helier, Jersey

- Large ground floor apartment
- Top finish
- 2 double bedrooms
- 30 foot open plan reception room
- Fully fitted kitchen with breakfast bar
- 4 piece bathroom suite
- Underfloor heating throughout
- Central location
- Share transfer
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



## 2 Axminster House, Devonshire Place

St. Helier, Jersey

It's rare to find an apartment that offers so much all in one go. This has it all.

An exceptional 2 double bedroom apartment situated in a quiet street close to shops, restaurants, bars and cafes. Nestling on the ground floor of this impressive building, the contemporary accommodation is spacious and light comprising a 30 foot lounge/kitchen/diner, two double bedrooms, bath/shower room and utility. The apartment enjoys underfloor heating throughout.







### **Living**

The spacious lounge/ kitchen/diner has plenty of space for cooking, dining and relaxing. Features include recessed lighting, wood effect flooring and picture windows to front. The fully fitted kitchen includes integrated appliances including hob, extractor, oven, microwave, fridge, freezer and dishwasher. Centre island and breakfast bar.

### **Sleeping**

The apartment has two double bedrooms with fitted wardrobes and large windows. Tiled flooring and recessed lighting. The bathroom has a four piece suite comprising shower, bath, basin and WC. Fully tiled walls and floor.

### **Outside**

Parade Gardens is a two minute walk, and the Waterfront a little further.

### **Services**

All mains excluding gas. Electric underfloor heating throughout. Wired for satellite and fibre. Service charge £200 per month includes building insurance, power and cleaning of the communal areas, water rates, contribution to sinking fund (The building exterior has just been painted) and managing agents fee (Eagle Property Management).

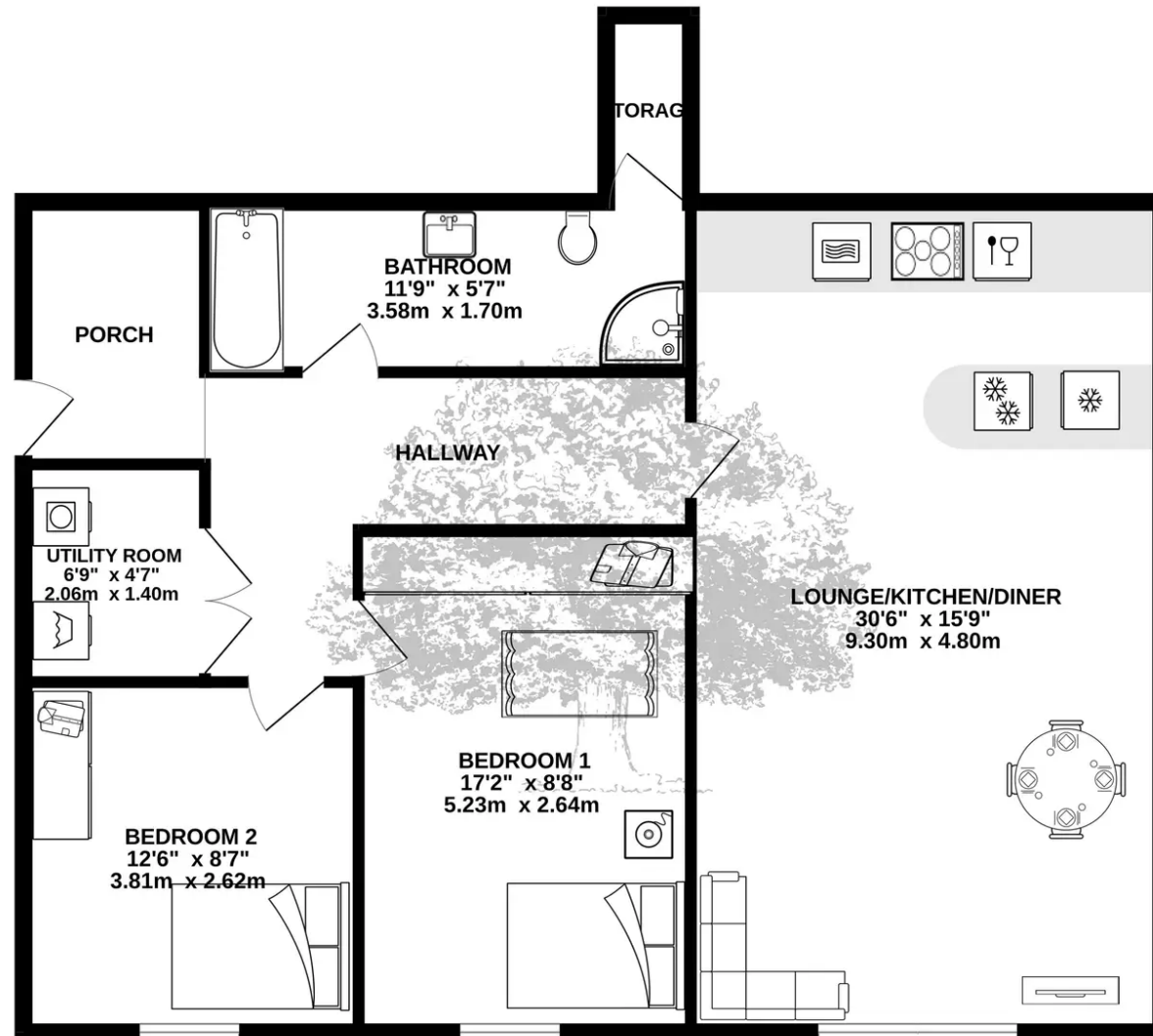








GROUND FLOOR  
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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