



Apt 11, The Playhouse, 56-58 New Street, St. Helier, Jersey  
£315,000

**BROADLANDS**

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# Apartment 11, The Playhouse, 56-58 New Street

St. Helier, Jersey

- Purpose built first floor one bedroom apartment
- Undercover designated parking space and private store
- Superbly presented
- Open plan living area
- Patio doors from lounge opening on to a communal roof terrace
- No onward chain
- Lift access
- Convenient location on the edge of Town
- Please call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



## Apartment 11, The Playhouse, 56-58 New Street

St. Helier, Jersey

Conveniently located close to the town centre in a professionally managed & well known development, this delightful purpose built modern apartment ticks a lot of boxes. All the rooms enjoy plenty of natural light. The property briefly consists of; large welcoming hallway with storage cupboard, open plan living room / kitchen with sliding doors onto sunny roof terrace which is ideal in the summer, double bedroom and house bathroom. The property benefits from lift access, one designated secure parking space to the basement, a private lock up storeroom which is large enough for bikes & communal roof terrace. Great central location with an abundance of shops, supermarkets, restaurants, bars and nightlife nearby, making for some easy town living! Ideal starter home or sound investment





### **Living area**

Modern open plan living area. Fully integrated kitchen.

### **Sleeping area**

Generous double bedroom and house bathroom.

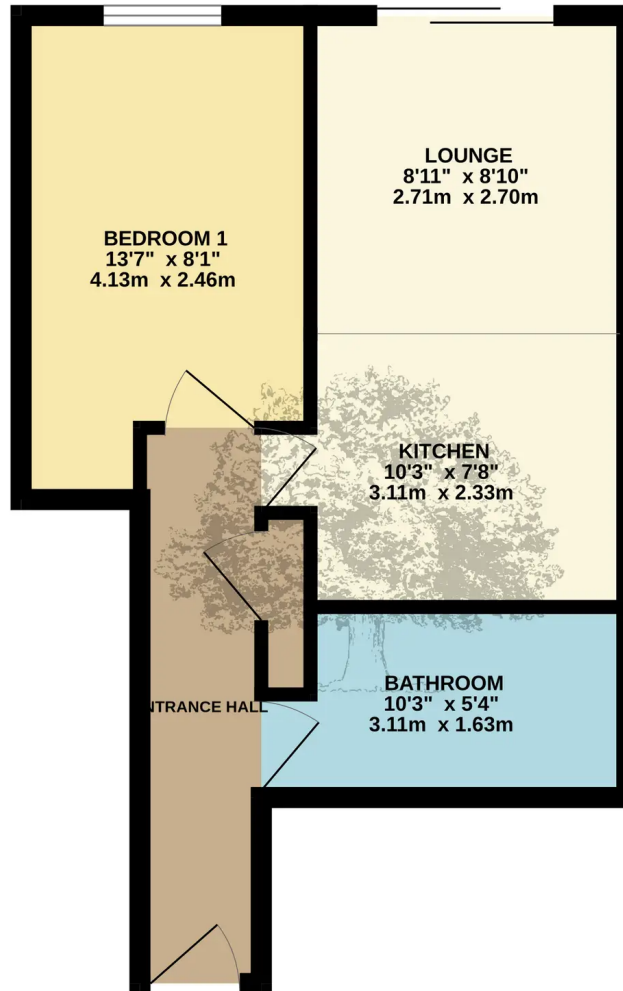
### **Services**

All main services. Double glazing and electric heating. Service charges £135 pcm.





FIRST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 360 sq.ft. (33.5 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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