



John Brown Suite, Balmoral Executive Suites

Asking **£425,000**

BROADLANDS

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10 John Brown Suite, Balmoral Executive Suites

- Spacious one bed apartment
- First floor
- Large open plan living room / kitchen
- A flat that stands out from the rest
- Lots of character
- Spacious and light
- Quiet town location
- Lots of storage space
- Sunny balcony
- Large private storage room in basement
- Designated parking space
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



10 John Brown Suite, Balmoral Executive Suites

A spacious apartment benefitting from lots of natural light, located a short walk from Millennium Park.

The accommodation comprises entrance hall, open plan living room / kitchen, bathroom, shower room and sunny balcony. Features include an exposed brick wall, fireplace and plantation shutters on all windows and doors.

Storage is very well catered for with wardrobes and cupboards in the flat itself plus a large private storage room located in the basement. A designated parking space is located to the front of the building.





Living

Spacious hallway with large fitted storage cupboard. Doors to main reception room and shower room. Twenty six foot living room / kitchen with feature exposed brick wall, fireplace and shuttered window. Door to balcony. Fitted kitchen with centre island and granite worktops with integrated appliances including induction hob, double oven and fridge / freezer.

Sleeping

Large bedroom with a range of fitted wardrobes and window to side. Door to bathroom with three piece suite comprising bath with shower over, basin and WC.

Outside

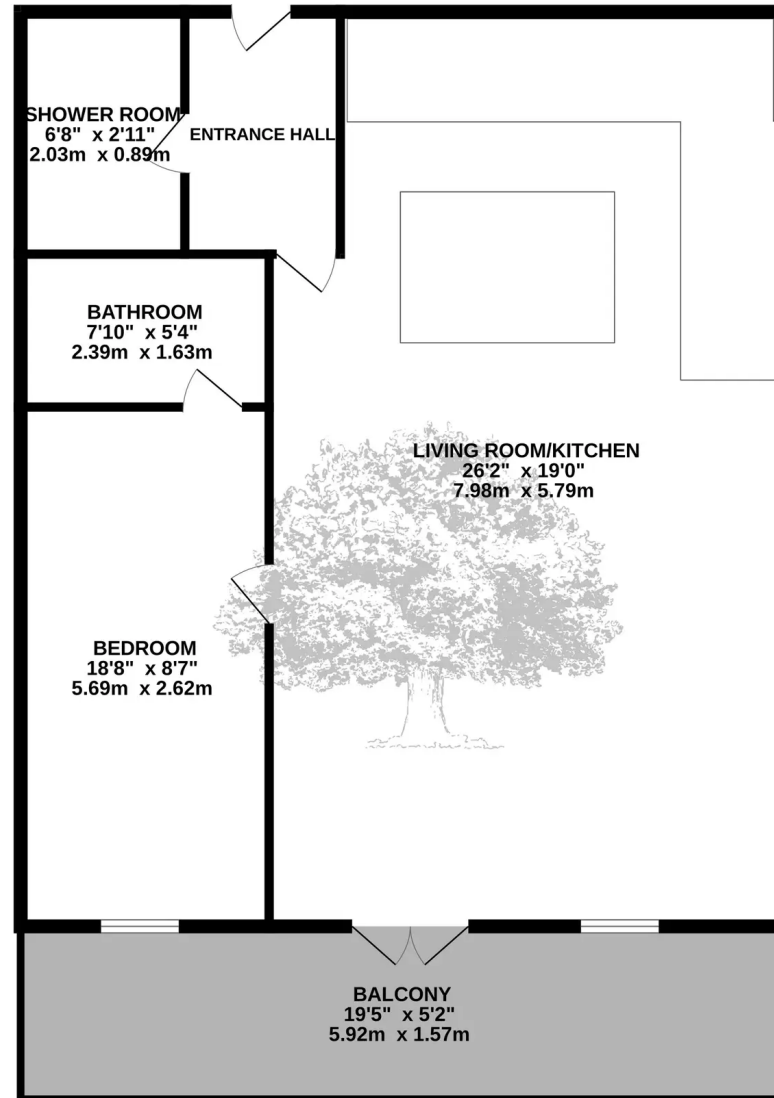
Sunny balcony with plenty of space for relaxing and dining. Large external storage cupboard. Designated parking space number 11.

Services

All mains excluding gas. Service charge of £120 per month includes building insurance, power and cleaning in the communal areas and managing agents fee.



FIRST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 831sq.ft. (77.2 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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