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**B**

**B06 The Pavilions, La Route De Beaumont, St. Peter**  
**£605,000**

**BROADLANDS**

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# B06 The Pavilions, La Route De Beaumont

St. Peter, Jersey

The Pavilion II development is located behind The Goose at Beaumont.

- Two bedroom two bathroom (one ensuite) apartment
- Near the beach at Beaumont
- Purpose built
- Lift access to all floors
- Great storage
- On an excellent bus service
- South facing balcony plus large terrace
- Covered parking for one car plus visitor
- Close to the beach, shops, Co-op supermarket, gastro pubs & restaurant
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



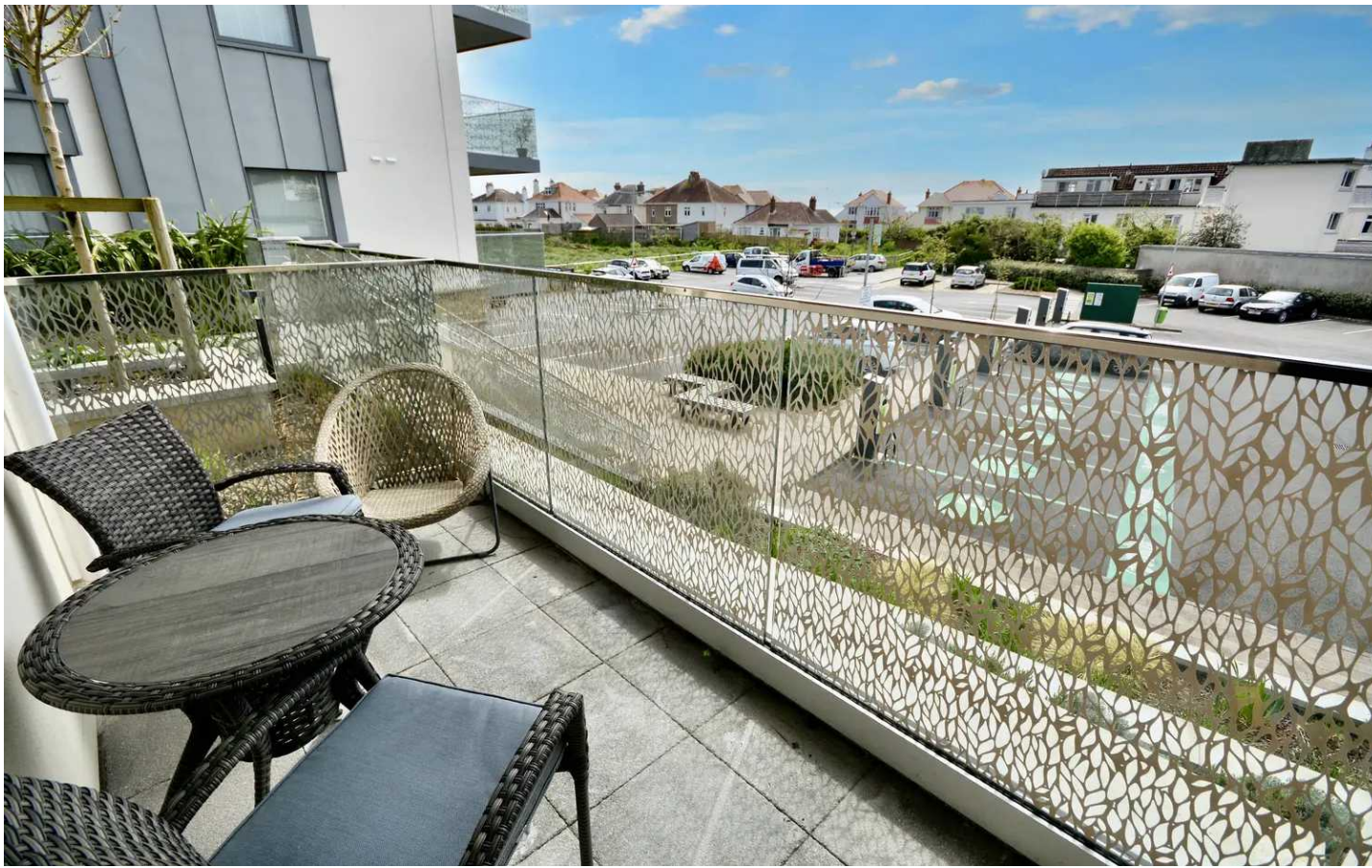
## B06 The Pavilions, La Route De Beaumont

St. Peter, Jersey

Superb two bedroom two bathroom apartment in the hugely sought after 'The Pavilions' at Beaumont. Offered in immaculate 'as new' condition throughout and situated on the 1st floor floor, this impressive spacious apartment offers both a south facing sunny balcony off the main living area, plus a large terrace from the primary bedroom.

Comprising of; modern open plan lounge kitchen diner, two double bedrooms with the principal bedroom having an en-suite shower room, the second bedroom is also a large double and is serviced by the house bathroom. Walk-in utility cupboard with washer dryer and additional storage cupboards. Lift access to all floors including the undercover designated parking space. Situated just a short walk away from the local shops, Co-op supermarket, beach, gastro pubs and restaurants and within easy access to the airport. On an excellent bus route and easily accessible on foot or by bicycle to St Aubins and St Helier. Super convenient position that's hard to beat! Contact Broadlands the vendors agent to view today.





### **Living**

Contemporary open plan lounge kitchen diner with south facing balcony. Fully fitted with quality Neff appliances and space for dining table. Walk-in utility cupboard and additional storage cupboards.

### **Sleeping**

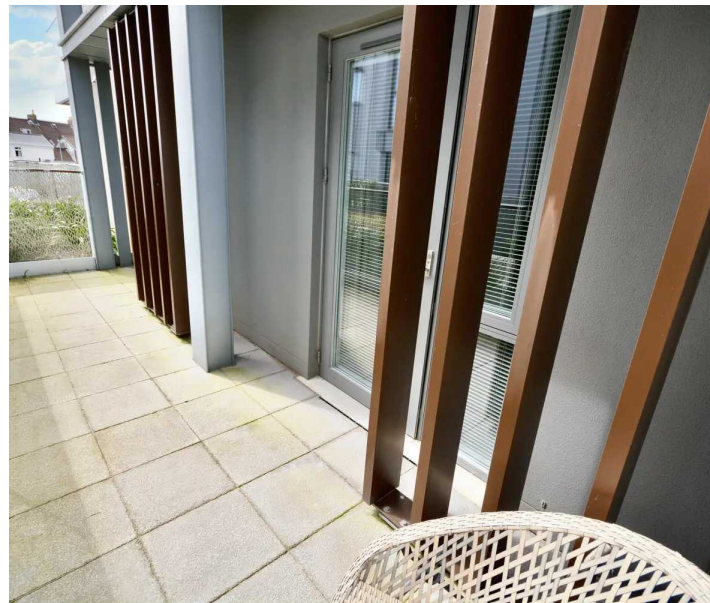
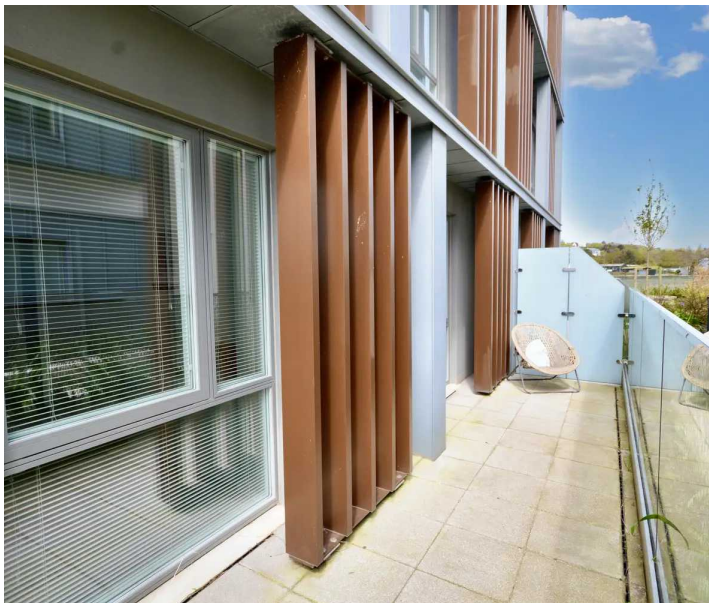
Two good size double bedrooms both with fitted wardrobes. Two bathrooms (one ensuite). Primary bedroom has large terrace.

### **Outside**

Designated undercover parking space. Electric car charging available if required. Two visitor spaces included inside barrier parking area. Communal bike storage and communal bin storage.

### **Services**

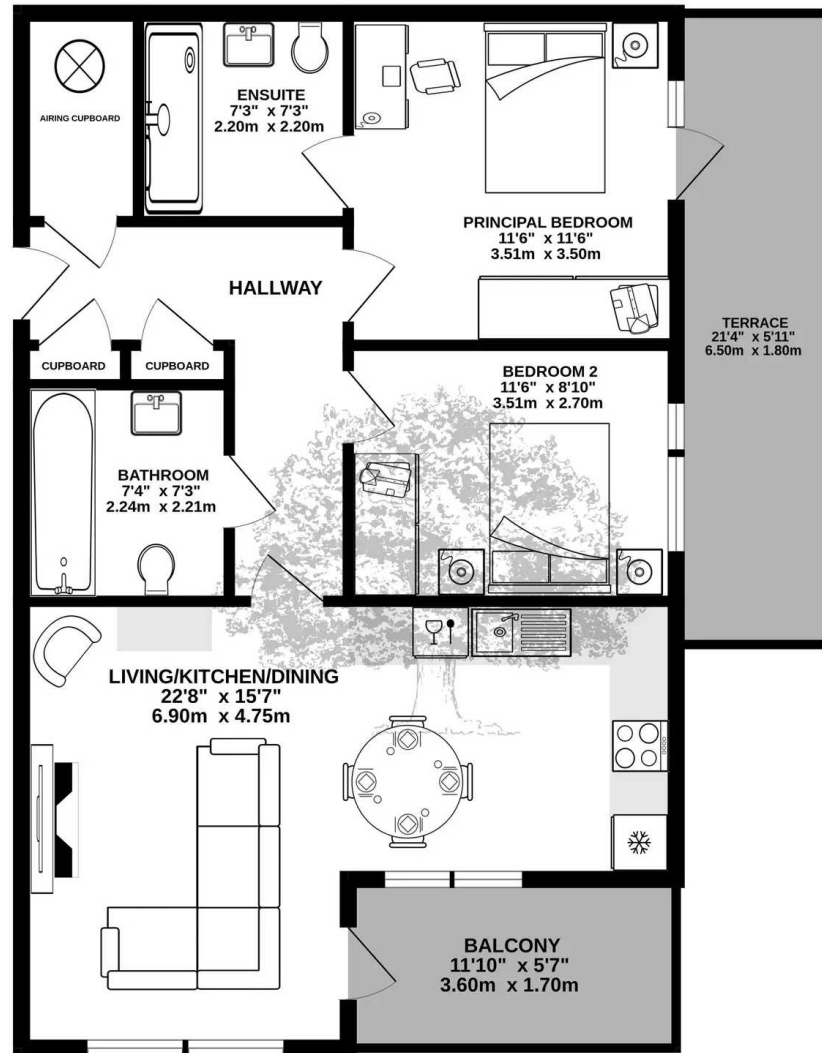
All mains (excluding gas). Fully double glazed. Electric heating. Service charge £310.07 pcm covers building insurance, power and cleaning in the communal areas, lift maintenance, professional managing agents fee, garage maintenance and power.





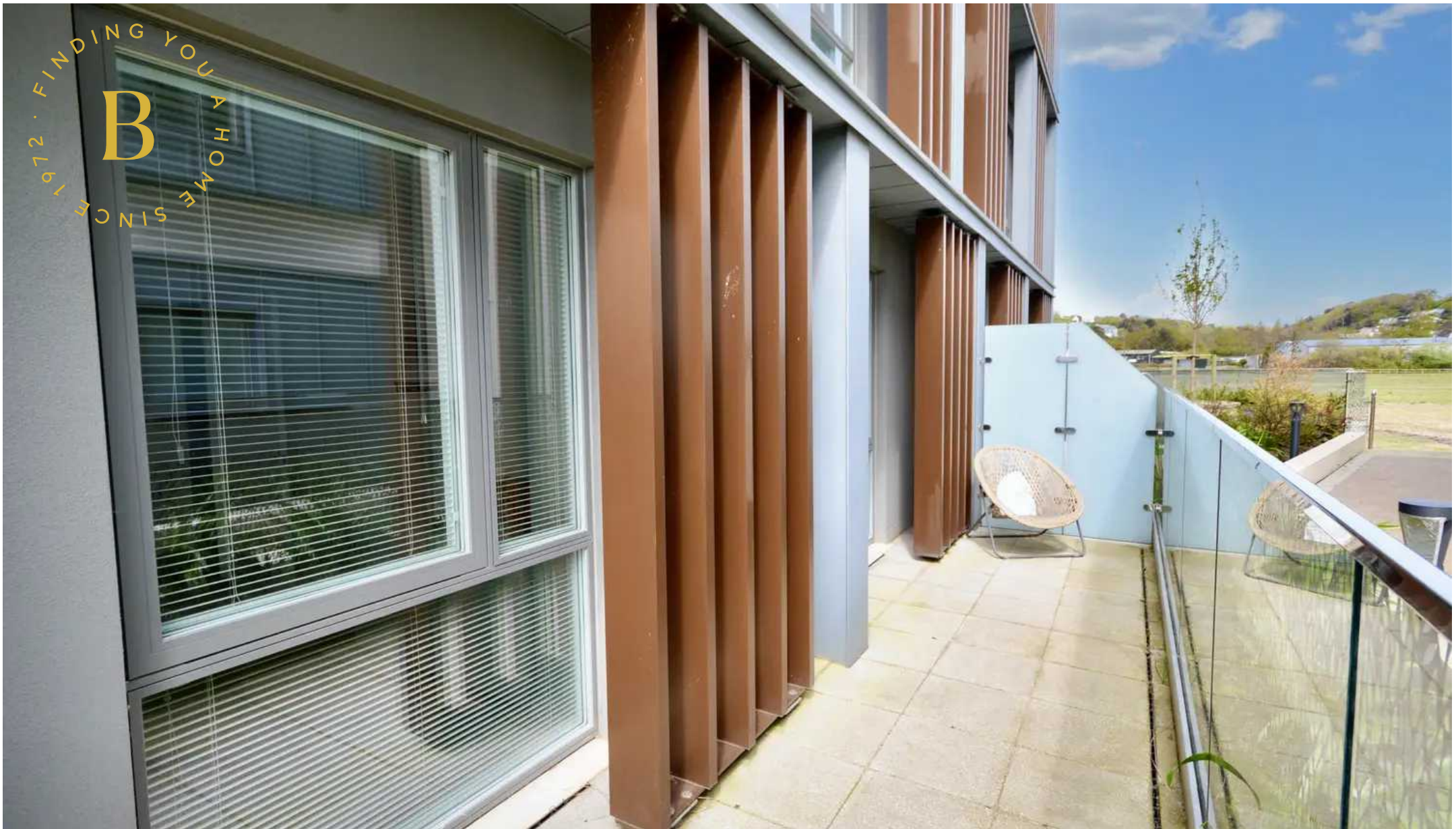


1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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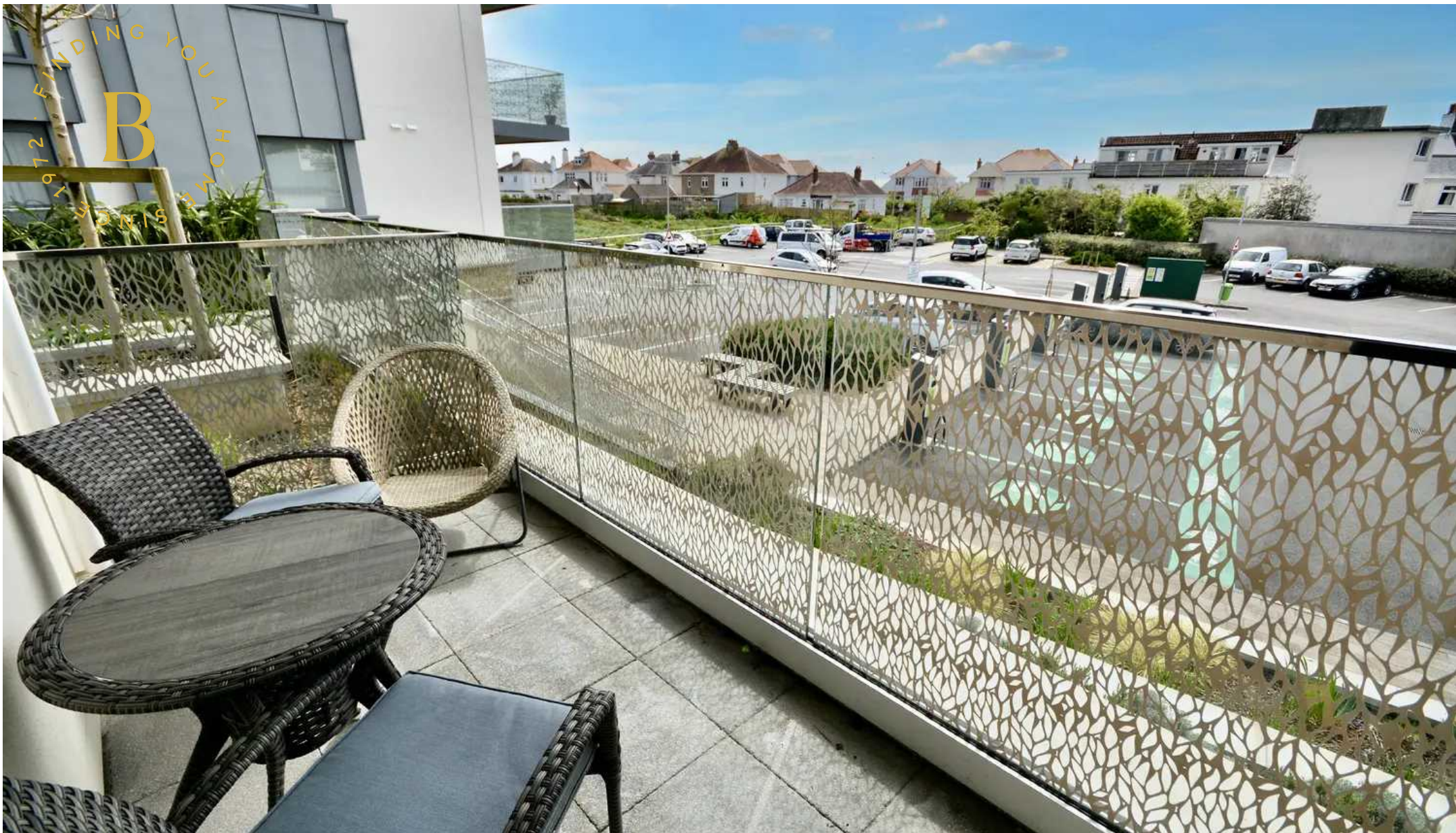
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