



C 206, W3 Westmount Westmount Road, St. Helier  
£475,000

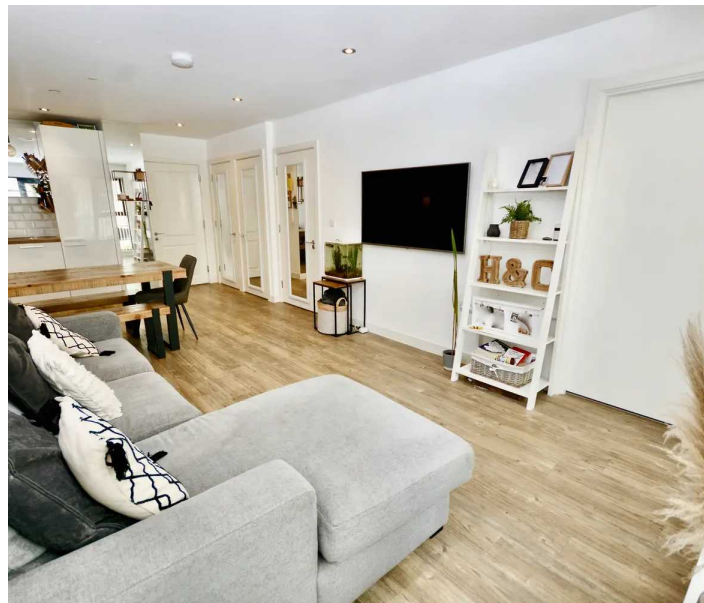
**BROADLANDS**  
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## C 206, W3 Westmount Westmount Road

Travelling up Westmount Road the property is 150 yards on RHS and the apartment is in the middle block.

- Two double bed two bath apartment
- Contemporary open plan living
- Sunny south facing balcony
- Walk-in condition
- Designated parking space
- Secure bicycle storage
- Walk to town, beach and park
- Motivated vendors
- Sole agent
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)





## C 206, W3 Westmount Westmount Road

Well appointed second floor two double bed, two bath apartment in the 'Westmount' development opposite People's Park

Offering bright and airy 23 ft open plan living which leads to a generous south facing decked balcony with far reaching views across town, generous size main double bedroom with fitted wardrobes and ensuite shower room, second double bedroom also with fitted wardrobes and access to the 'Jack and Jill' bathroom, utility and storage cupboards.

The apartment comes with one designated parking space, bike store and residents can make use of the private on-site gym plus roof terrace. Just a short walk to the beach at West Park, to work in town and all that St Helier offers. Motivated vendors - Contact Broadlands the vendors sole agent to arrange your viewing today.







### **Living**

Spacious open plan living/dining room/kitchen with Amtico flooring and recessed lighting. Double doors to sunny balcony.

### **Sleeping**

Main double bedroom with fitted wardrobes and ensuite shower room. Window to front. Second double bedroom with fitted wardrobe and door to Jack and Jill house bathroom. Window to front.

### **Outside**

Good size south facing balcony with views over the communal gardens.

### **Services**

All mains. Electric heating. Service charge of £246.33 pcm includes building insurance, lift maintenance and insurance, power, cleaning and maintenance in the communal areas, foncier rates, sinking fund and water rates. Access to communal gym available to residents included in the service charge.



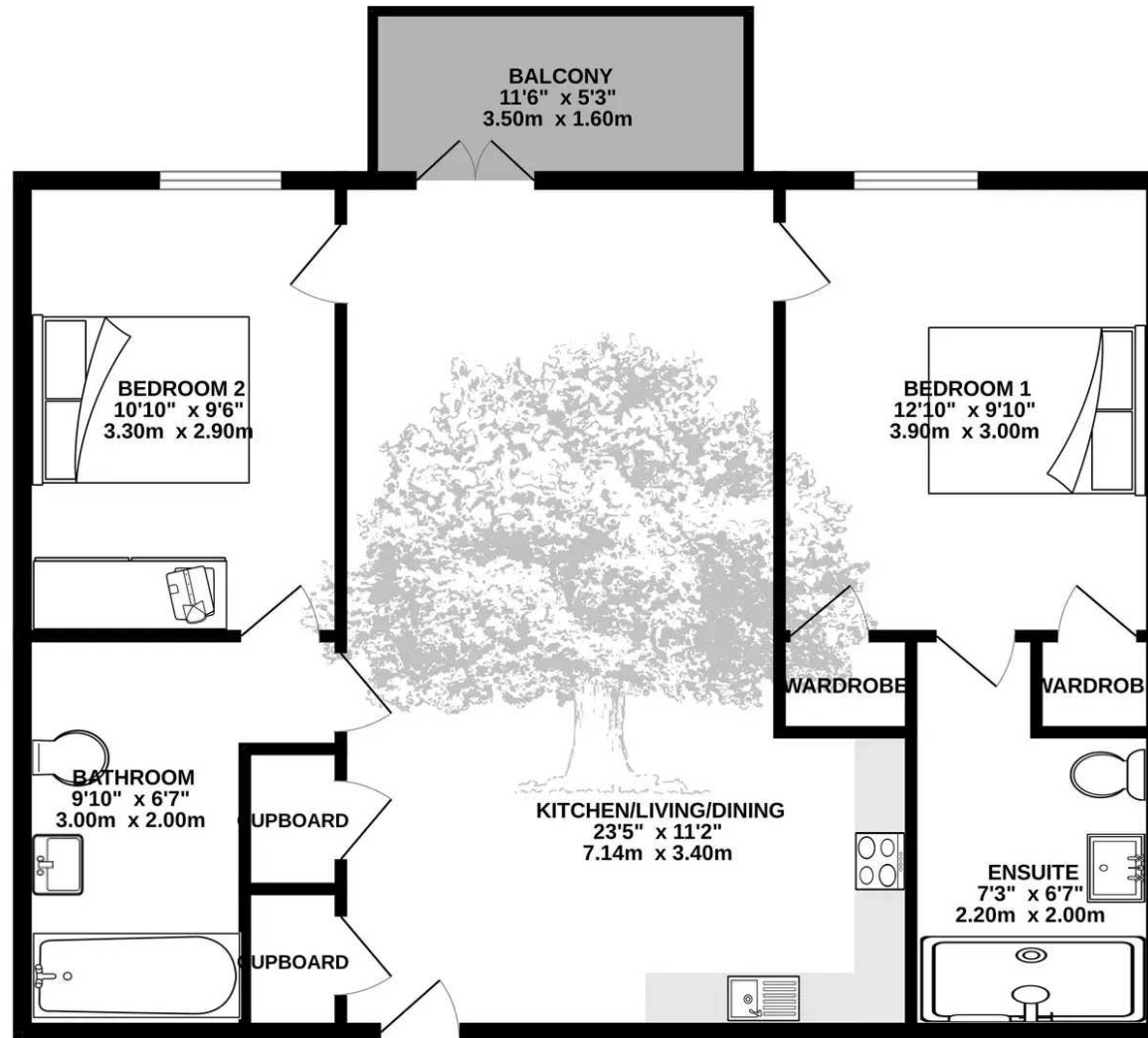








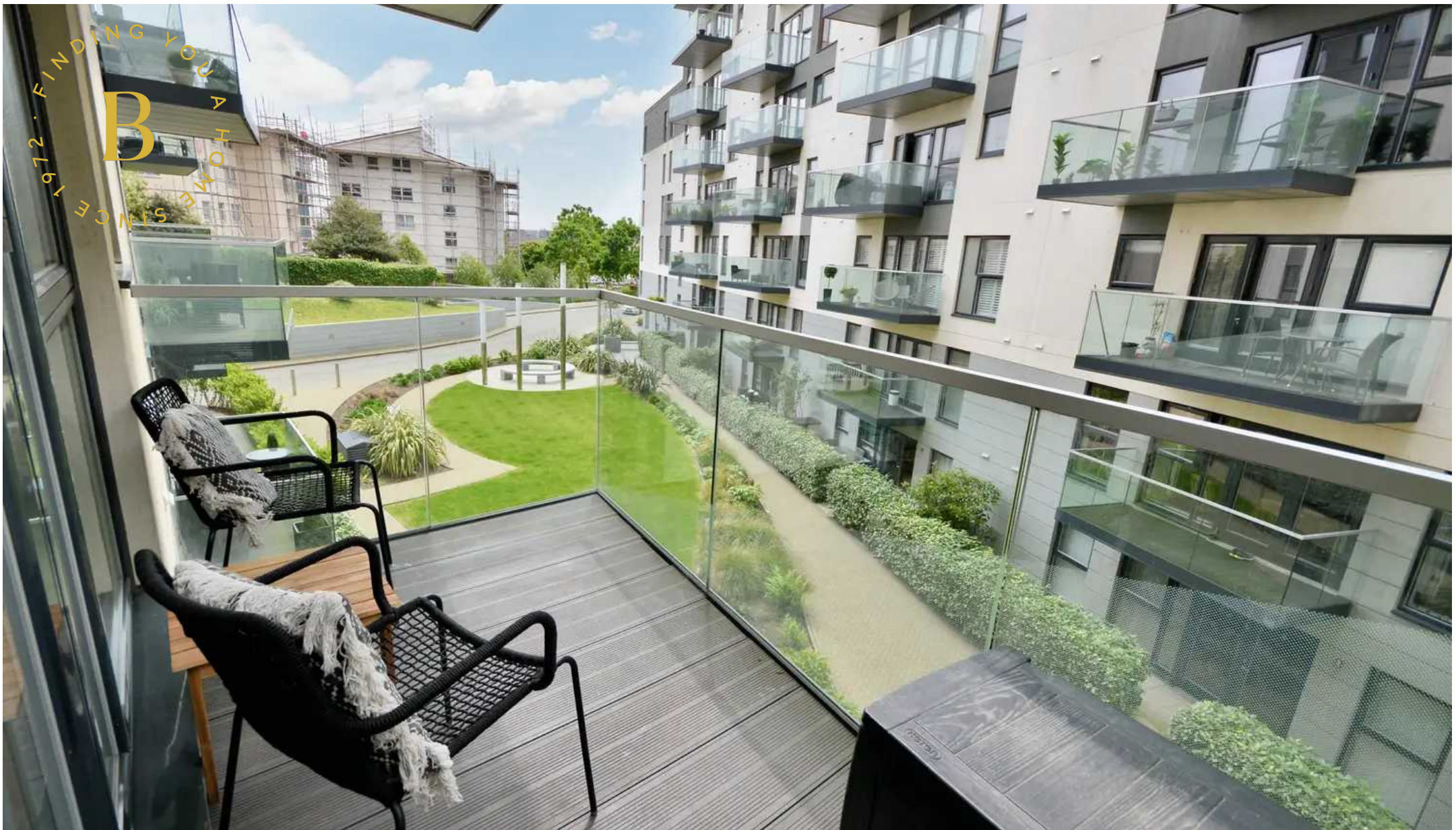
SECOND FLOOR  
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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## Broadlands

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