



FINDING YOU A HOME
SINCE 1972
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Apt 5, 3 Almorah Crescent, Lower Kings Cliff, St. Helier, Jersey **BROADLANDS**
£265,000

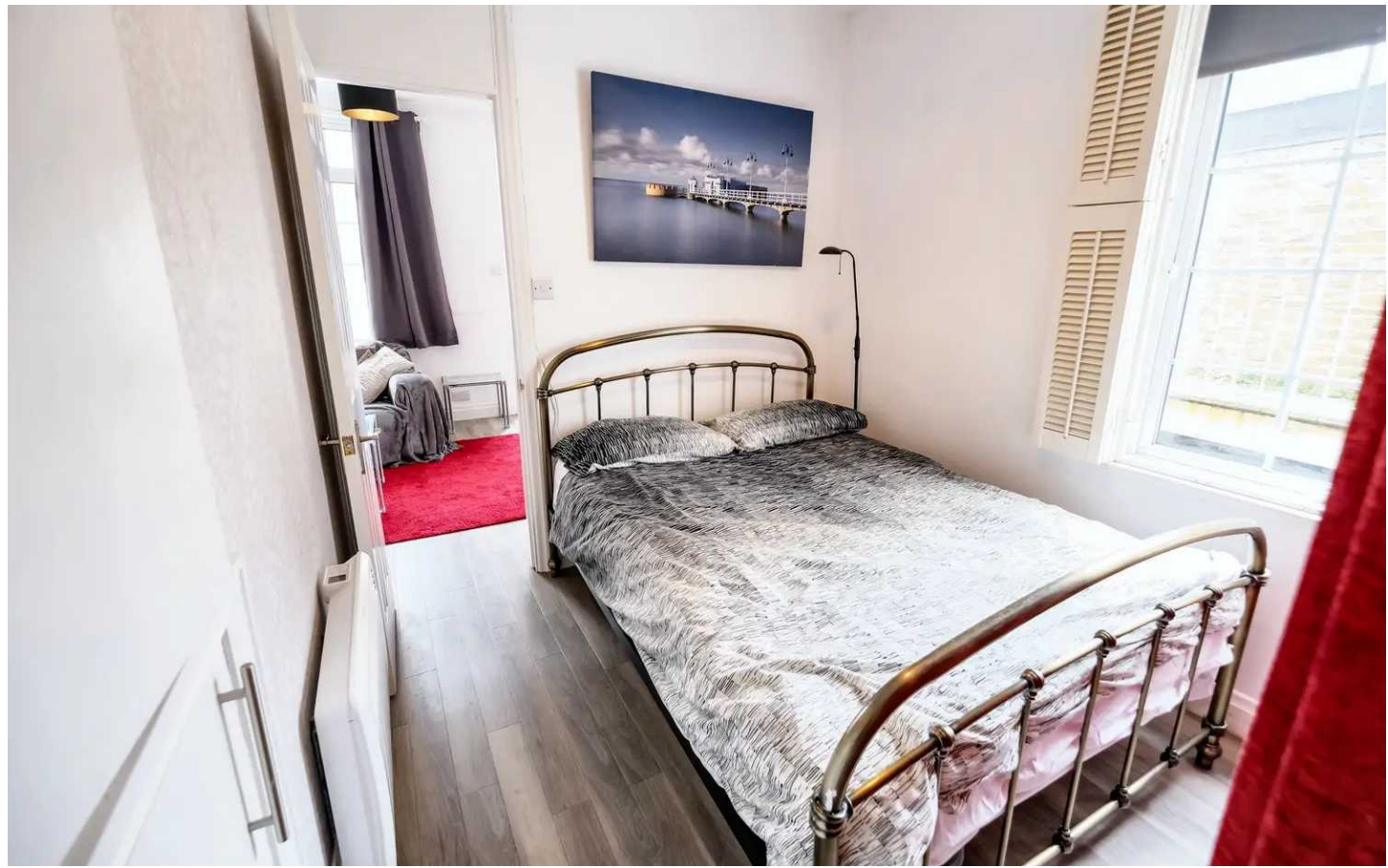
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Apartment 5, 3 Almorah Crescent, Lower Kings Cliff

St. Helier, Jersey

If you drive up La Pouquelaye from the entrance where College Gardens is (old College for Girls) follow all the way up the hill, almost at the top on your left-hand side, look for the green Broadlands board, just after the exit road for Clos de Paradis.

- Private 1 bedroom apartment annex with parking
- Own pathway to your front door
- Walk to work or bus stop close by
- Low service charges & has EICR electrical certificate plus good return if buy to let
- Available fully furnished if required & no onward chain
- Paved patio garden with water and electric & communal garden
- Please call Gill on 07797814679 or gill@broadlandsjersey.com - Sole Agents



Apartment 5, 3 Almorah Crescent, Lower Kings Cliff

St. Helier, Jersey

A rare opportunity to purchase a one-bedroom ground floor apartment with parking and a small patio area. Nestled within the prestigious Almorah Crescent, situated in a quieter part of St. Helier. The property is located at the back of the terrace, it is a separate annex to the main building. With its own pathway and front door, ensuring peace and tranquillity. The property is full of character throughout, providing a welcoming entrance hall, a house bathroom, a modern kitchen, a double bedroom with storage, and a sitting/dining area with ample light flooding in. Externally the property offers a private patio area and a designated parking space at the front of the property. With a fantastic communal garden to relax in. Furthermore, the location offers easy access to all amenities, including shops, restaurants, parks, and schools, ensuring a convenient lifestyle for its residents.



**Living**

Lounge/diner, with double aspect. Separate modern kitchen, fully integrated. Porch.

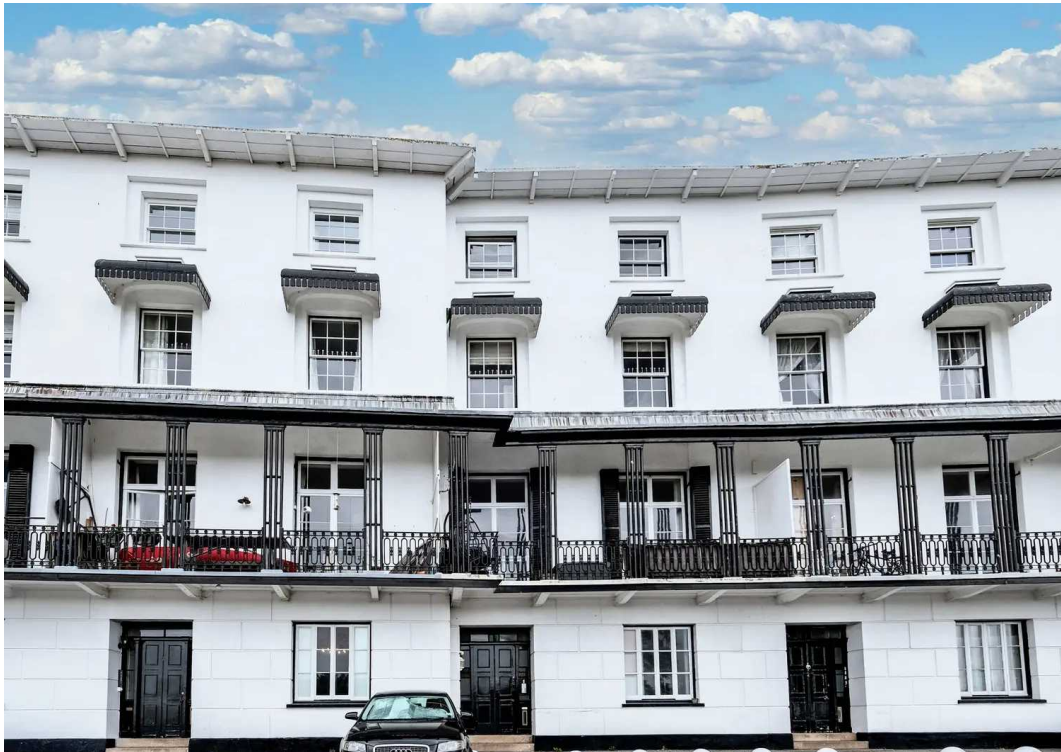
Sleeping

Double bedroom with modern bathroom.

Services

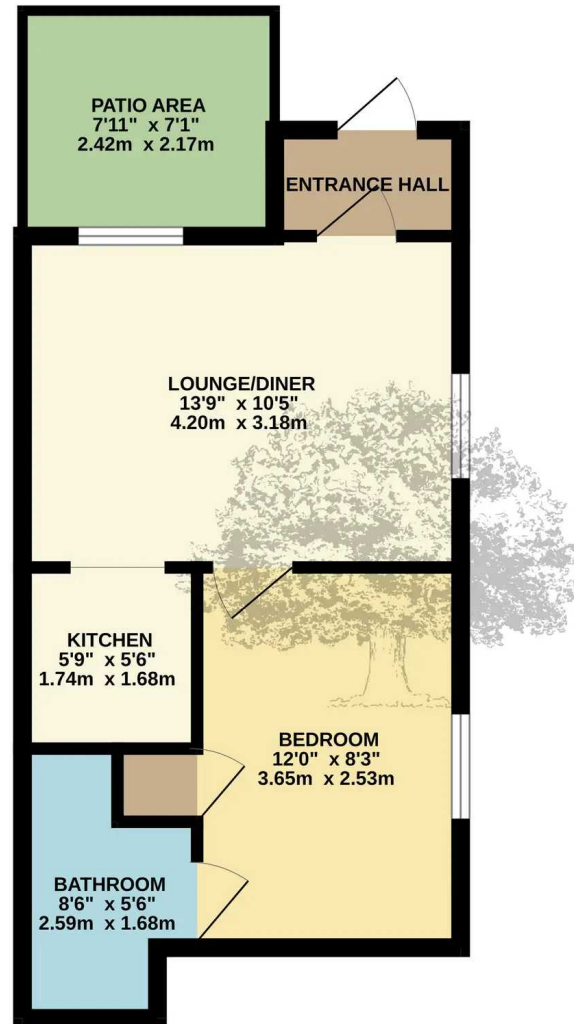
All main services. Service charges £18 pcm.





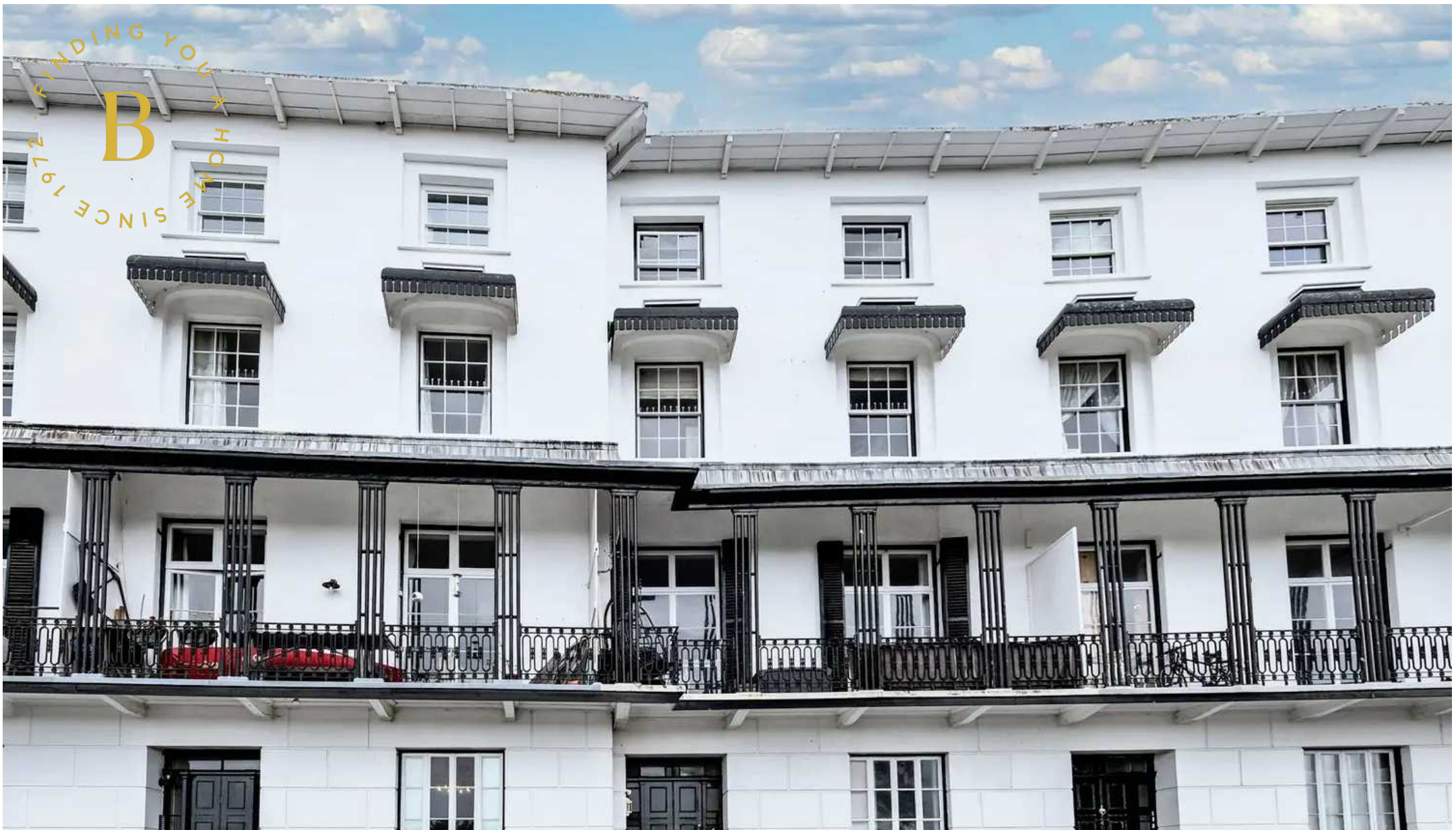


GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 338 sq.ft. (31.4 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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