



1972 FINDING YOU A HOME SINCE  
**B**

**Flat 4, Elmore La Grande Route De Rozel, St. Martin**

Asking **£495,000**

**BROADLANDS**

FINDING YOU A HOME SINCE 1972

## 4 Elmore La Grande Route De Rozel

- Lovely country apartment
- Spacious open plan living area
- New top quality kitchen
- Two double bedrooms
- Sunny and bright
- Designated parking space
- Close to village green, school convenience store and doctor's surgery
- Low service charge
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



## 4 Elmore La Grande Route De Rozel

A lovely two bedroom apartment in a country setting close to St Martin's village.

Recently updated, the accommodation comprises; twenty foot living/dining room, new kitchen, two double bedrooms and contemporary bathroom.

The new kitchen - supplied and fitted by Romerils - is top quality comprising high and low level worktops with integrated appliances including hob, extractor, double oven, fridge/freezer, dishwasher and washing/drying machine.

Other improvements include the introduction of new electric radiators controlled by an app so you can control them from wherever you are in the world.

Both bedrooms are doubles and the modern bathroom has a bath - with shower over - so you can relax in the tub at the end of a busy day!

The apartment is a few minutes away from a Gastropub, and a short walk to the village green with its popular playground. A Marks & Spencer food outlet and chemist are also in the village.





### **Living**

Versatile reception room with so much space for a variety of layouts. New fully fitted kitchen. Windows to front and rear.

### **Sleeping**

Two good size doubles - one with fitted wardrobes. Bathroom with three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled walls.

### **Outside**

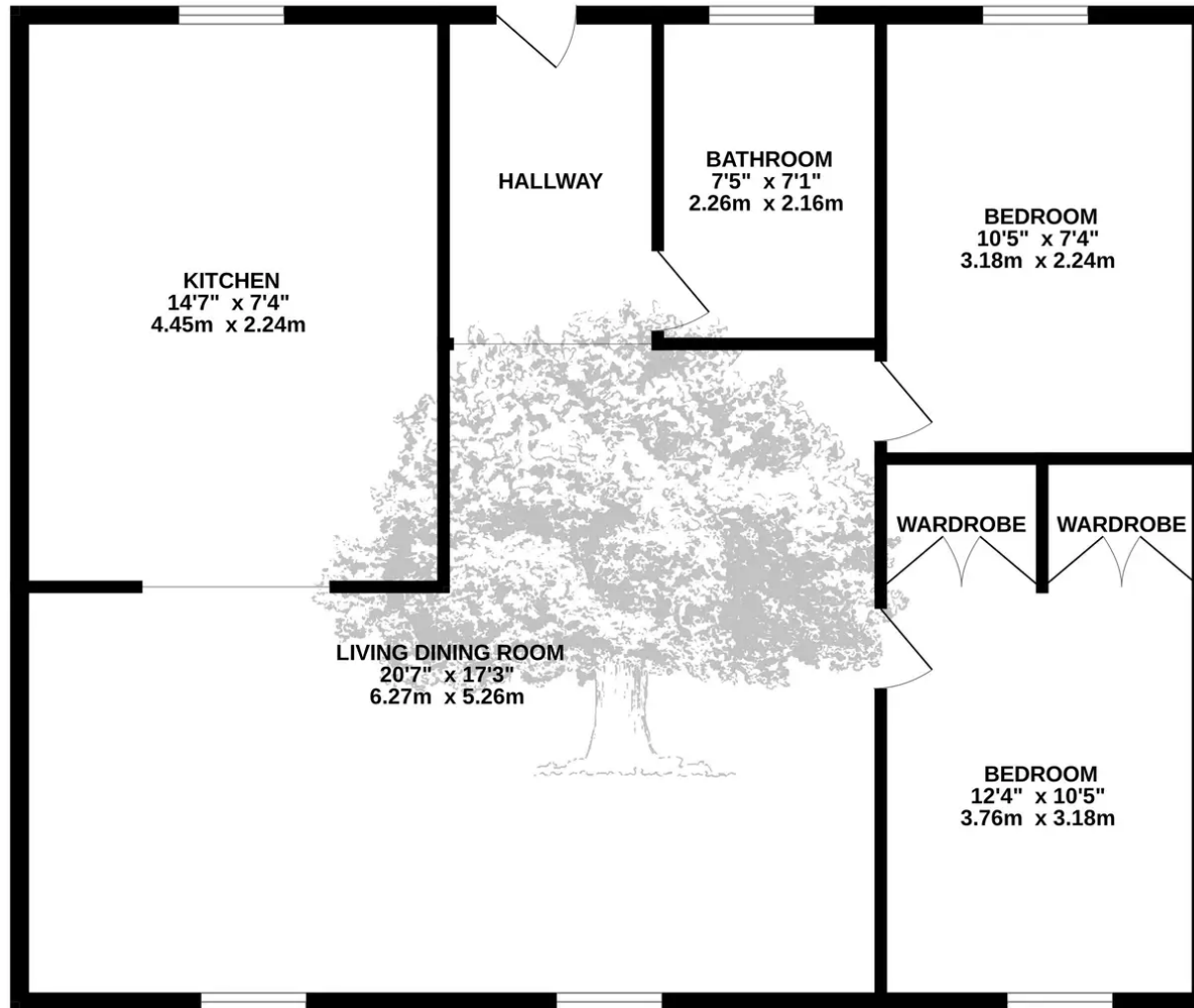
Communal patio to front. Designated parking for one car.

### **Services**

All mains. New electric radiators controlled by app installed replacing original gas heating. Gas capped. Service charge of £138 per month covers building insurance, power and general maintenance in the communal areas.



FIRST FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780sq.ft. (72.5 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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