



1972 · FINDING YOU
A HOME SINCE
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Flat 6, Bourne House Don Road, St. Helier

Asking **£449,000**

BROADLANDS

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6 Bourne House Don Road, St Helier

- Capacious third floor apartment
- Two double bedrooms
- Peaceful and light
- Loft
- External storage cupboard
- Communal terrace
- Secure parking space
- Lift
- Short walk to town centre
- Purpose built
- Available October 2024
- Sole agent
- WhatsApp Don 07829 917172 /
don@broadlandsjersey.com



6 Bourne House Don Road, St Helier

A spacious two bed apartment located in a popular purpose built development enjoying the use of a sunny communal garden and designated parking space.

Ideal for those looking for a first home, it offers a comfortable living experience hard to find in such a central location. As it's on the top floor it gets plenty of light, and is away from any activity below.

Ideally located only a short stroll from the town centre, close to local food stores - including Grande Marche, Morrisons and Co-Op - restaurants, bars and within two minutes walk of the Howard Davis Park.

Currently let, the apartment will be available with vacant possession as from October 2024 but it available to view now.





Living

Relaxing room with solid wood flooring, recessed lighting and two windows to front. Plenty of space for a table and chairs. Hatch and opening to kitchen with high and low level units, and fitted appliances including standalone oven with hob, extractor, fridge/freezer and washing machine.

Sleeping

Main double bedroom with solid wood flooring and window to rear. Fitted double wardrobe. Second double with solid wood flooring and window to rear. Bathroom with four piece suite comprising bath, walk in shower, basin and W.C. Tiled floor and fully tiled walls. Window to side.

Outside

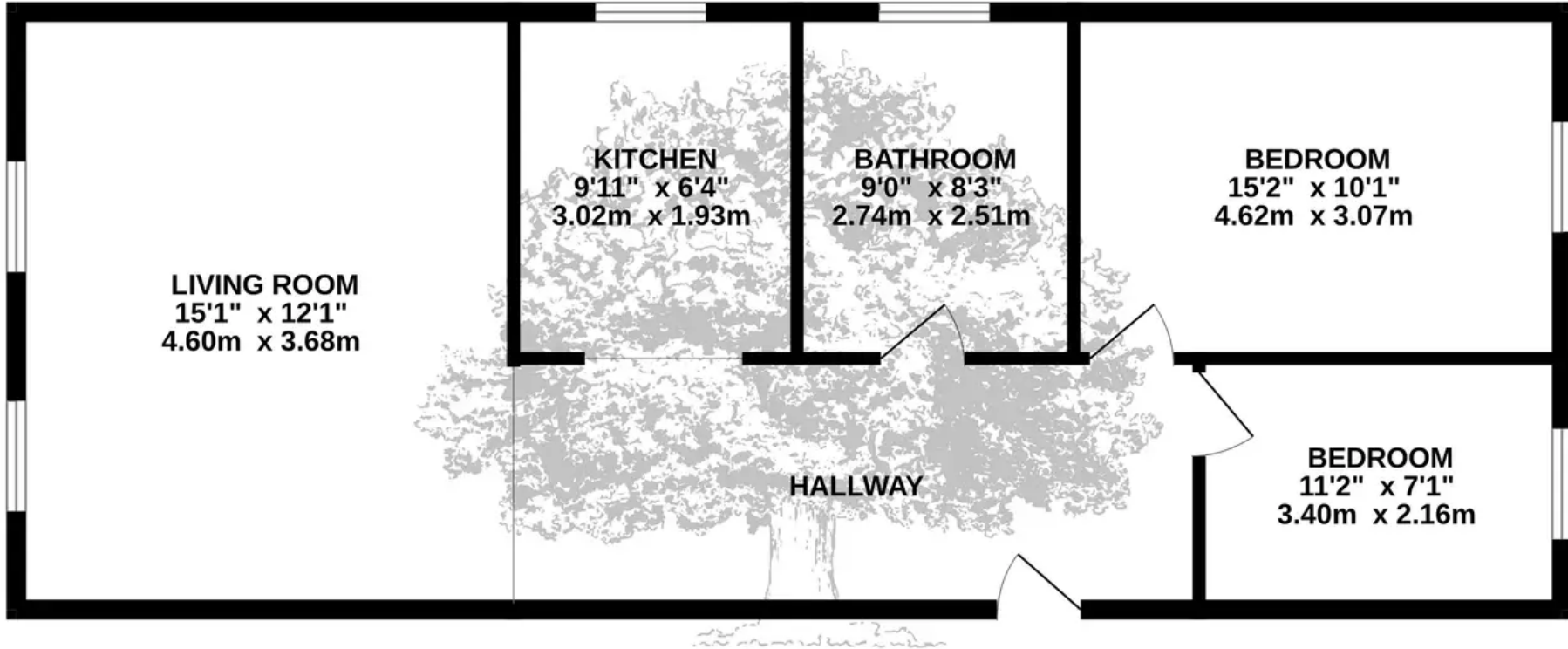
Large communal terrace with plenty of space for relaxing and sunbathing. Designated parking space for one car in the secure underground garage. The lift runs from here to the apartments so no lugging heavy bags up stairs.

Services

All mains excluding gas. Electric heating. Service charge of £189.31 per month covers building insurance, power in the communal areas, lift maintenance, electric garage door maintenance, management fees and sinking fund. Double glazed. Wired for satellite. Large loft providing plenty of storage space. Dogs not permitted.



THIRD FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536sq.ft. (49.8 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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