



**Unit 1, 10A Sligo Lane, Aquila Road, St. Helier**  
**£449,000**

**BROADLANDS**  
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# Unit 1, 10A Sligo Lane, Aquila Road

St. Helier, Jersey

- Contemporary 1 bedroom cottage
- Open-plan living space
- Bespoke kitchen and bathroom
- Secure gated private parking space for 1 car will be included for 1 year
- Superb courtyard setting on the outskirts of town
- Vacant and available immediately
- Contact Tony on 07797726677 or [Tony@broadlandsjersey.com](mailto:Tony@broadlandsjersey.com)



## Unit 1, 10A Sligo Lane, Aquila Road

St. Helier, Jersey

A contemporary 1 bedroom cottage configured upside down, briefly comprising of an open plan kitchen/lounge area with a large balcony accessed from the lounge. On the ground floor the double bedroom is complemented by the house bathroom with walk-in shower, and a separate study. The cottage benefits from a large enclosed patio area to the front of the property overlooking the communal area.





### **Living**

Open plan kitchen/diner/lounge on the 1st floor. Bespoke fitted kitchen with Bosch integrated appliances. Sliding doors to the semi covered balcony. Study on the ground floor.

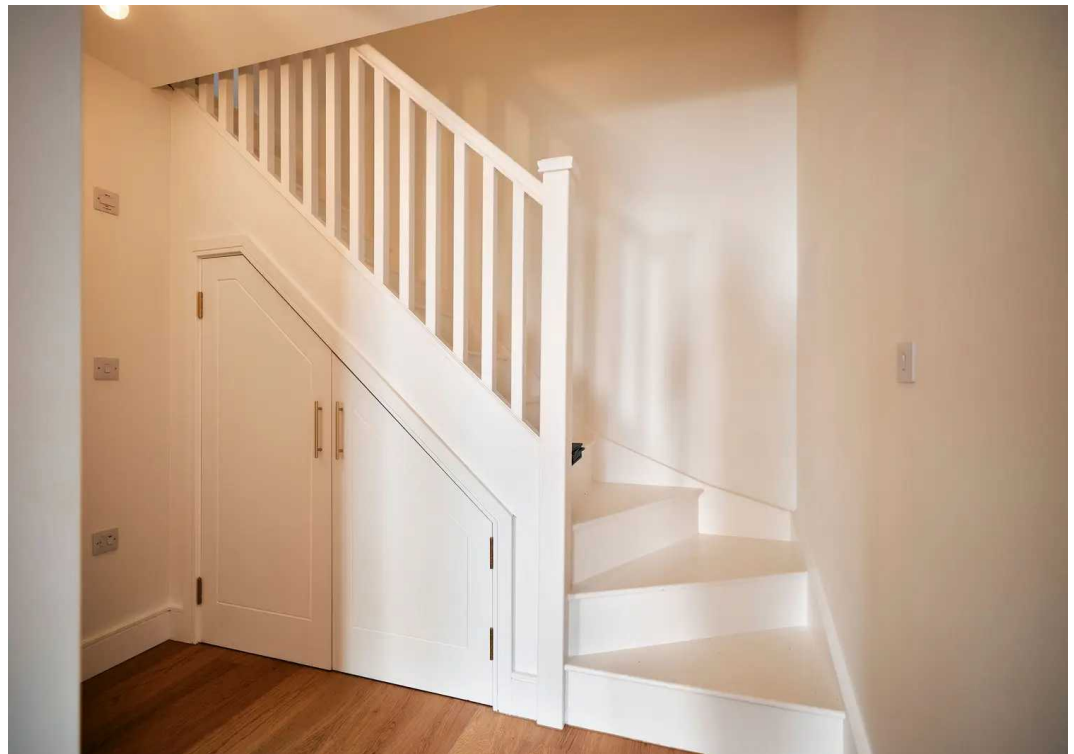
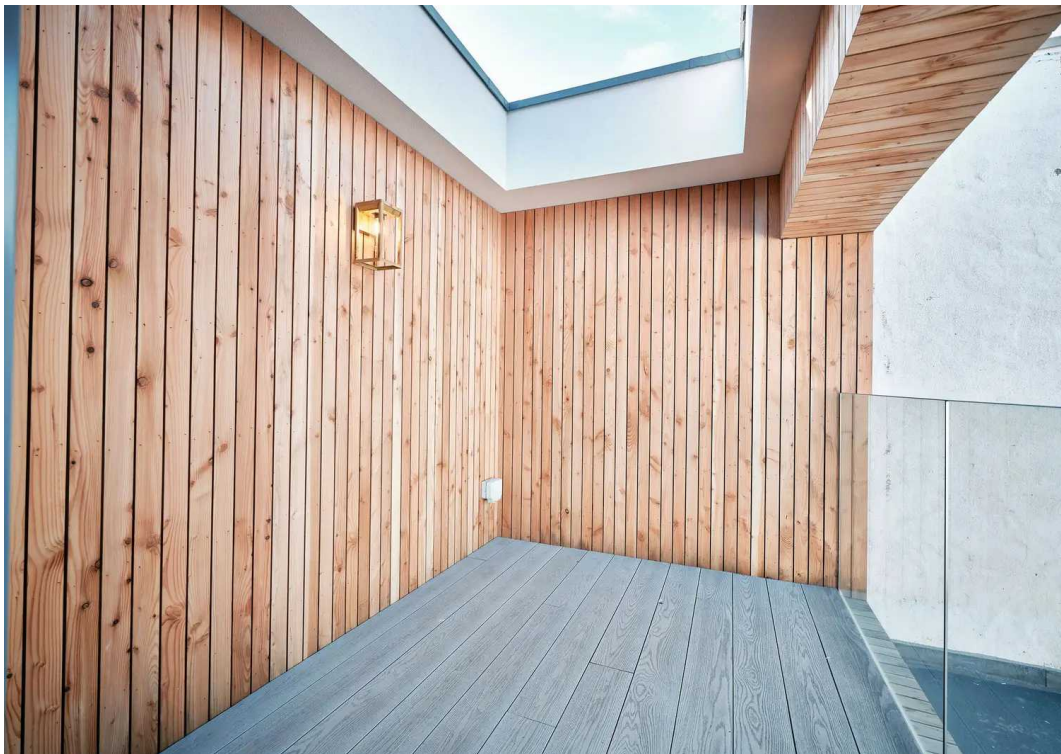
### **Sleeping**

Large double bedroom on the ground floor. House bathroom with walk-in shower.

### **Services**

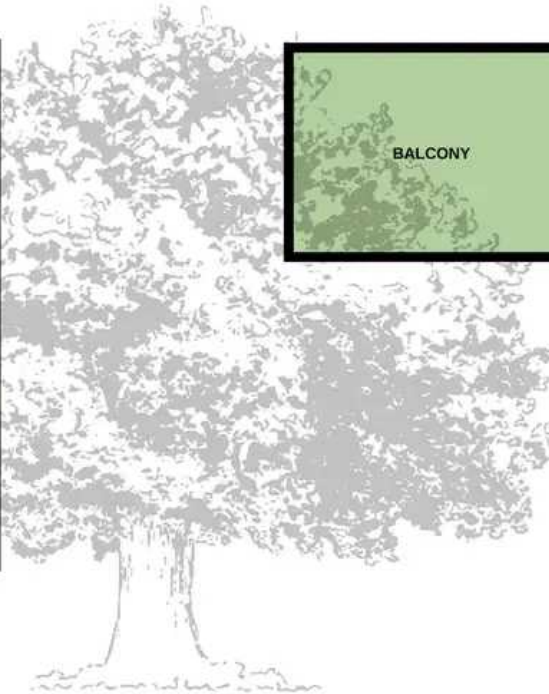
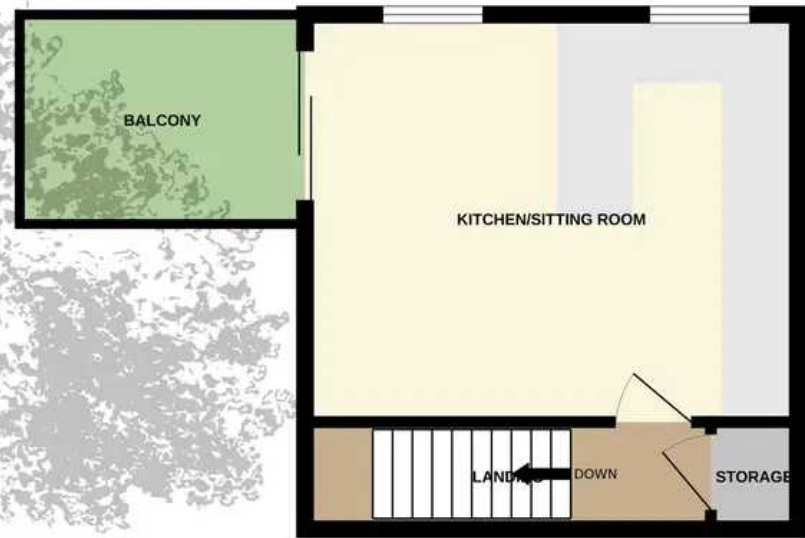
All mains. Electric heating. Bespoke floor coverings and carpets. Fibre broadband. Exterior light fittings. Large external storeroom with security keypad. Bosch integrated appliances including white goods. Separate communal bin store.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 614sq.ft. (57.0 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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