



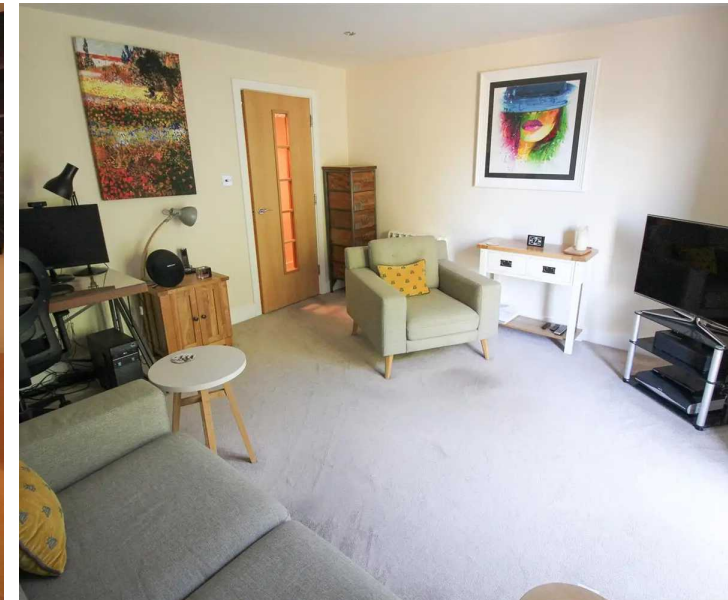
**23 Le Grande Aumont La Route De St. Aubin, St. Lawrence**  
**£525,000**

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# 23 Le Grande Aumont La Route De St. Aubin

St. Lawrence, Jersey

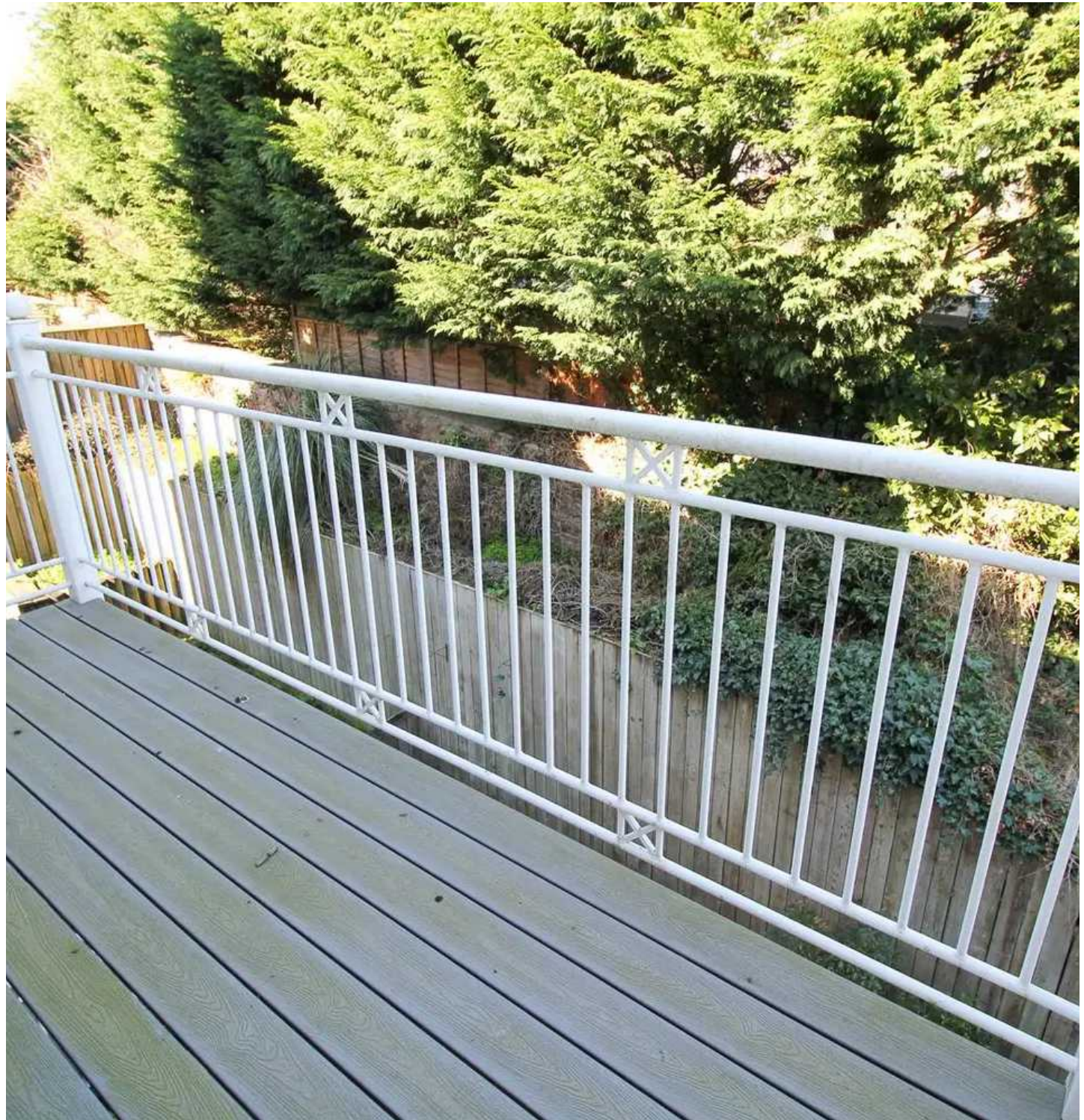
- Purpose built modern apartment
- 2 double bedrooms, 2 bathrooms (1 en-suite)
- Eat in kitchen and separate living room
- Private balcony
- 2 x undercover parking spaces
- Third floor with lift access
- Convenient location
- Sole agent - Share transfer
- [Charlie@broadlandsjersey.com](mailto:Charlie@broadlandsjersey.com) / 07700 348421



## 23 Le Grande Aumont La Route De St. Aubin

St. Lawrence, Jersey

Well presented purpose built apartment competitively priced and conveniently situated in St Lawrence, close to shops, bus routes, the park and the beach. A lovely stroll to St Aubin with it's restaurants and bars, and it's not much further the other way if you want to walk into town. Purpose built by Antler, the apartment is finished to a high standard and comprises of; generous size lounge with double doors to a private balcony, eat in kitchen, two double bedrooms, two bathrooms (one en-suite) and store cupboard with two designated undercover parking spaces. The apartment is on the third floor (with lift access) away from the road so it's quiet and sunny. No onward chain.





### **Living**

Separate fully fitted kitchen with space for dining table and chairs. Good size living room with double doors leading to the balcony.

### **Sleeping**

Two good size double bedrooms, two bathrooms (one en-suite).

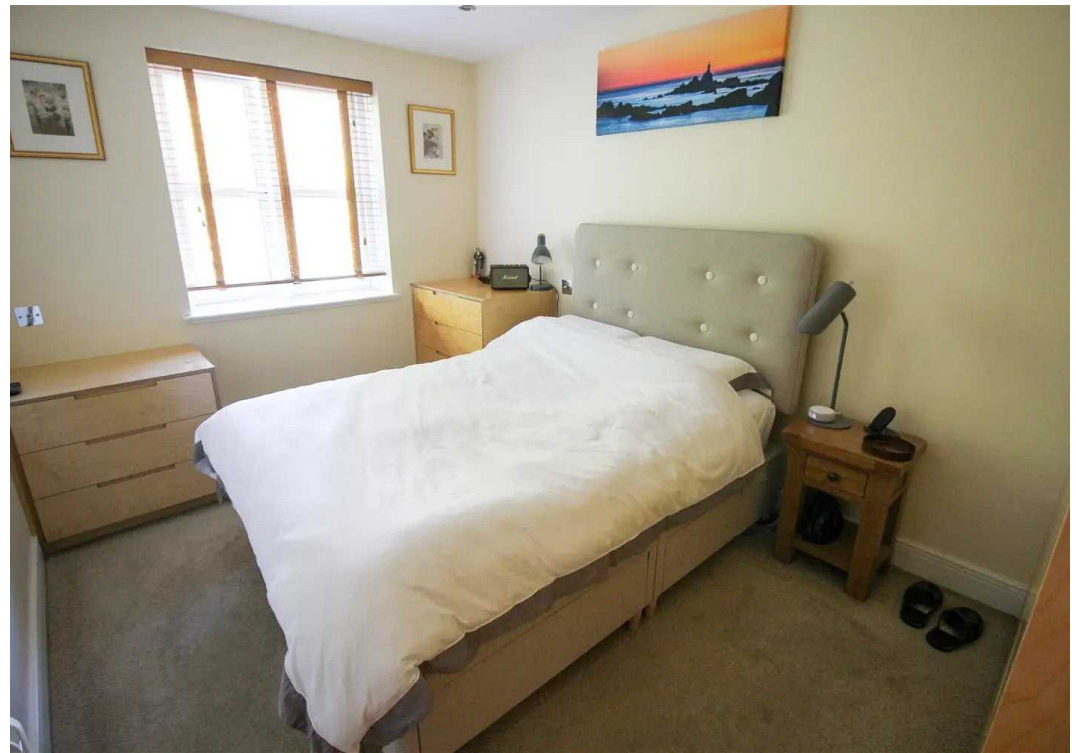
### **Outside**

Balcony leading off from living room. Two designated undercover parking spaces. Ample visitor parking.

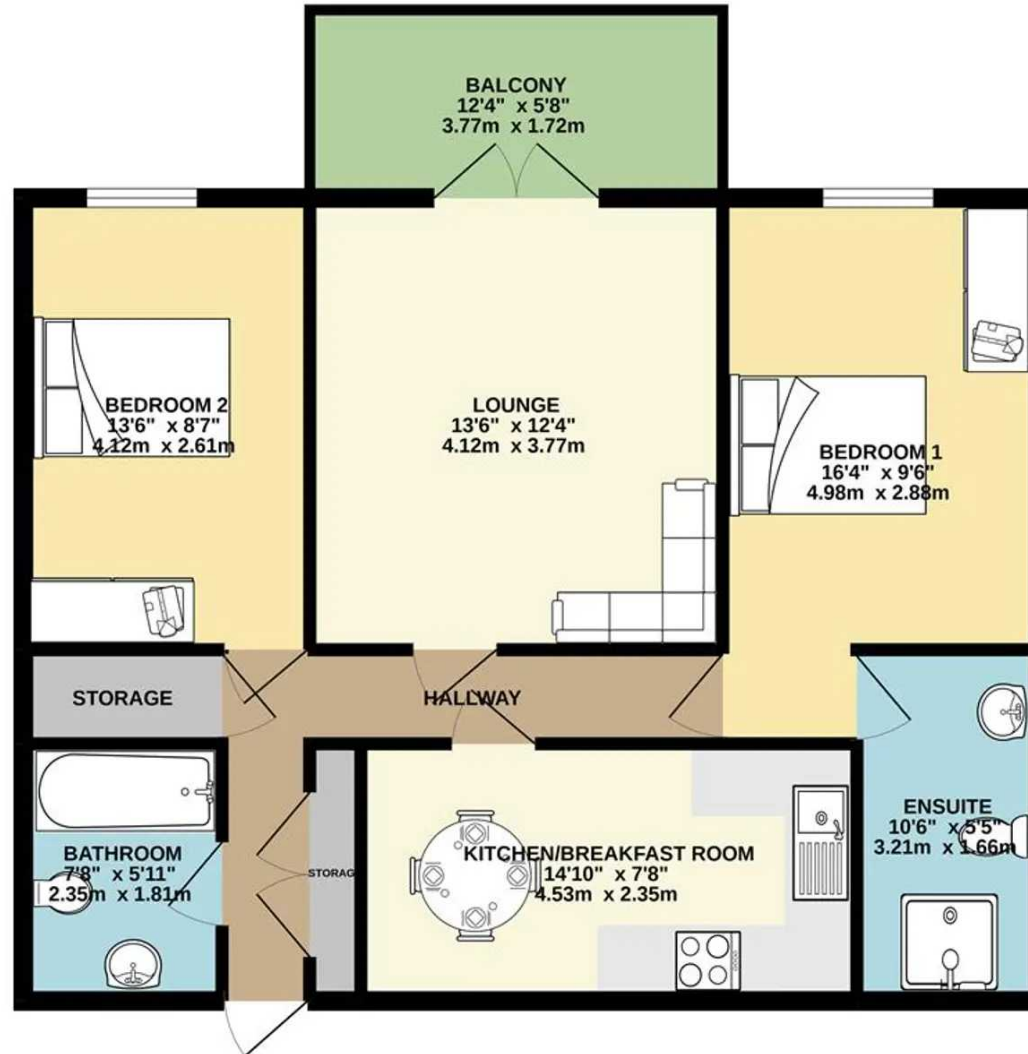
### **Services**

All mains services. Fully double glazed. Electric heating. Service charges are £146.03 per month.





THIRD FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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