



FINDING YOU A HOME  
SINCE 1972  
**B**

**Apt 112, Block 3 Spectrum Gloucester Street, St. Helier**

Asking **£235,000**

**BROADLANDS**

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## Apartment 112, Block 3 Spectrum

- Larger than normal Spectrum apartment
- First floor
- Top condition
- Good size double bedroom
- Perfect first home or investment
- Manageable service charge
- Separate store cupboard
- Close to shops, restaurants, cafes and a few minutes walk to the Waterfront
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



## Apartment 112, Block 3 Spectrum

Fantastic one bedroom purpose built apartment in the Spectrum development.

The accommodation comprises living room/kitchen, double bedroom, modern bathroom, utility cupboard. and good storage cupboard in the basement.

The apartment is well located with only a short walk to the Waterfront, park and bus station. Although there is no onsite parking there are several public car parks close by.





### **Living**

Larger than most living room enjoying floor to ceiling windows and fitted kitchen with integrated appliances including hob, extractor, oven and fridge. Fitted breakfast bar.

### **Sleeping**

Double bedroom with window to courtyard. Bathroom with three piece suite comprising bath with shower over, basin and WC.

### **Outside**

A communal roof terrace is available to block residents. The beach and café at the Waterfront is a two minute walk.

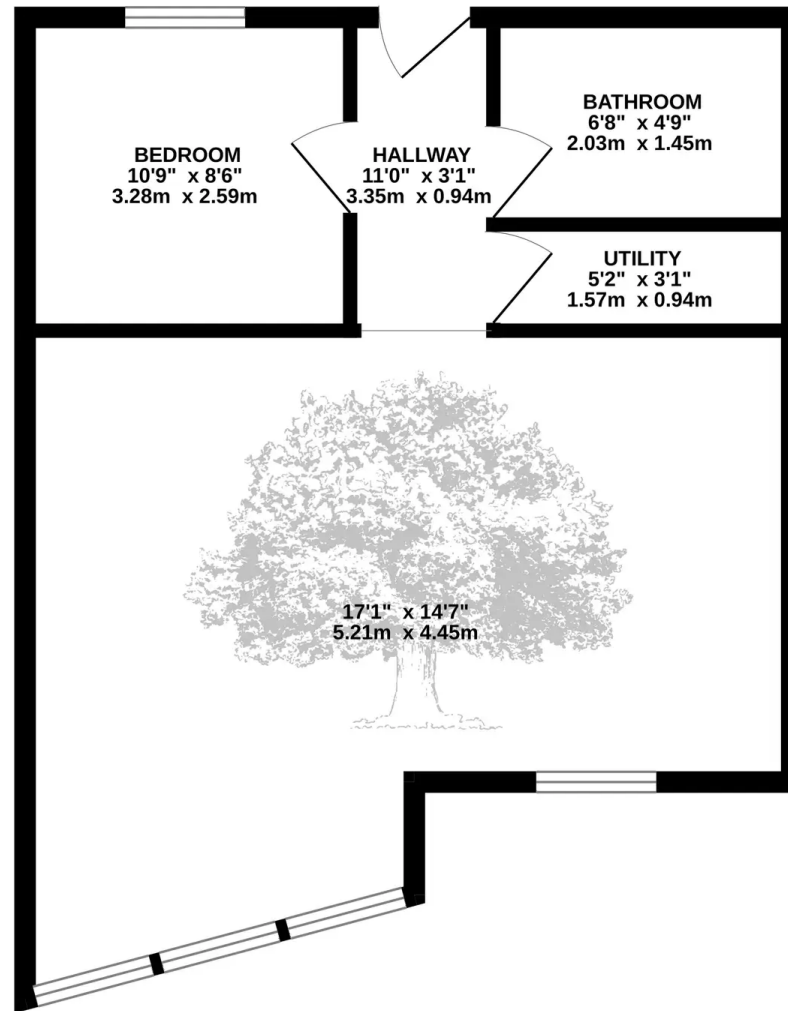
### **Services**

All mains excluding gas. Electric heating Service charge of £450 per quarter covers building insurance, power and cleaning in the communal areas, lift maintenance, fire system maintenance, managing agents fee and repairs in the communal areas.





GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (39.9 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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