



**6 Victoria Avenue Court, Victoria Avenue, St. Helier**

Asking **£875,000**

**BROADLANDS**

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## 6 Victoria Avenue Court Victoria Avenue, St Helier

- Spacious penthouse apartment
- Generous living room with amazing views
- Two double bedrooms both en suite
- Purpose built development
- Occupying most of the top floor
- 71 foot private terrace
- Over 2,000 square feet in total
- Spectacular views covering the whole bay
- Would benefit from gentle modernisation
- Garage and parking space
- A stone's throw from the beach
- Sole agent
- Contact Erica 07797 712094 / [erica@broadlandsjersey.com](mailto:erica@broadlandsjersey.com)



## 6 Victoria Avenue Court Victoria Avenue, St Helier

If this building were being constructed today, the top floor would very likely be built as two separate apartments.

Occupying the bulk of the top floor, this purpose built home has only one neighbour at this level being the landing leading to the flat itself.

Once inside the view is striking, with the living room and main bedroom enjoying big picture windows which take in the whole of St Aubin's Bay.

Although the flat would benefit from some minor updating, its presented in top condition and offers 1,373 feet of internal accommodation - comprising entrance hall, living room, kitchen, two double bedrooms, two en suite bathrooms, cloakroom - and close on 700 feet of external space with two terraces/balconies, the main one being over 71 feet wide.

It comes with a single garage and single parking space. Call Broadlands - the owners sole agent - now to view.





### **Living**

Spacious hallway with doors to all rooms. Twenty-three foot living room with feature fireplace and sliding doors to terrace. Fitted kitchen with integrated appliances including oven, hob, extractor, fridge/freezer, dishwasher and washing machine. Small balcony accessed from kitchen. Cloakroom with two piece suite.

### **Sleeping**

Main double bedroom with fitted wardrobes along one whole wall and floor to ceiling windows/doors to terrace. En suite with four piece suit comprising bath, shower, wash hand basin and WC. Sweeping south facing sea views. Second double bedroom with en suite bathroom with three piece suit comprising bath, wash hand basin and WC.

### **Outside**

Large south facing terrace spanning over seventy feet with plenty of room for relaxing and alfresco dining. Small balcony accessed from kitchen. Single garage and one parking space to rear.

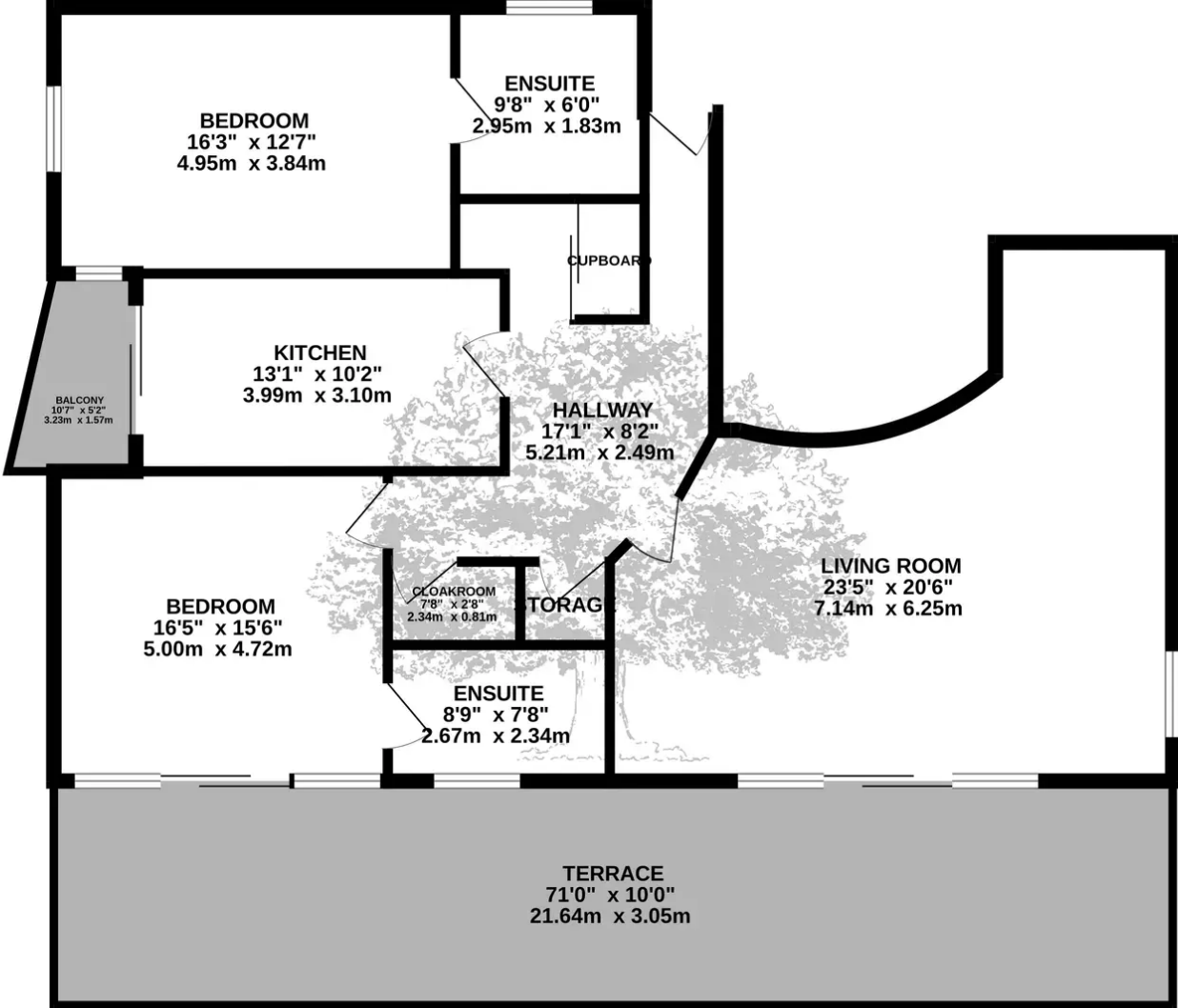
### **Services**

All mains excluding gas. Service charge of £1,790.60 per quarter covers building insurance and lift maintenance.





THIRD FLOOR  
2069 sq.ft. (192.2 sq.m.) approx.



TOTAL FLOOR AREA : 2069sq.ft. (192.2 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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