



**A17, The Pavilions, La Route De Beaumont, St. Peter**  
**£549,000**

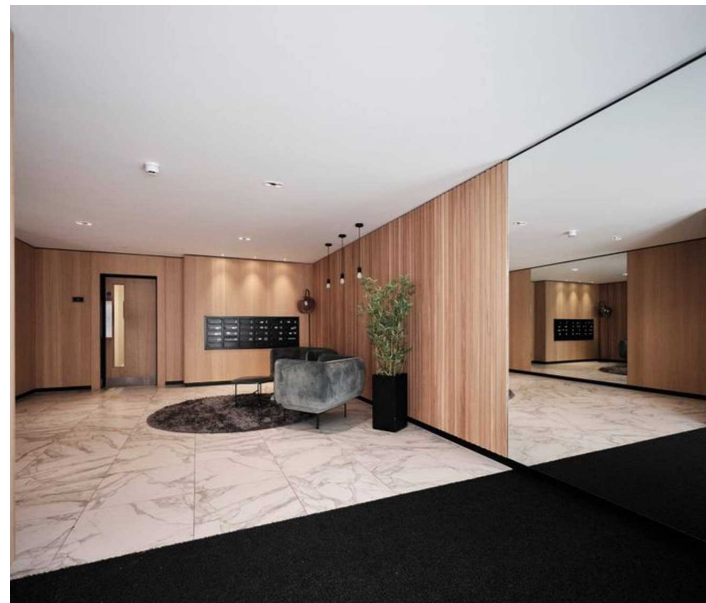
**BROADLANDS**  
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# A17, The Pavilions, La Route De Beaumont

St. Peter, Jersey

- Purpose built apartment at Beaumont
- Two double bedrooms and two bathrooms
- Light and bright living space
- Sunny 3rd floor balcony
- As new condition
- Designated undercover private parking space plus car charging facilities
- Hugely sought after location
- Walk to promenade and St Aubin village
- Sole agent [Charlie@broadlandsjersey.com](mailto:Charlie@broadlandsjersey.com) / 07700348421



## A17, The Pavilions, La Route De Beaumont

St. Peter, Jersey

Finished to a high specification throughout, this third floor apartment offers a light, bright space in the most convenient of locations. The internal accommodation provides a fully fitted kitchen with an open plan design leading to the reception space and access to a private balcony with views over the marsh. Two large double bedrooms both with fitted wardrobes along with a primary en-suite and house bathroom. With lifts to all floors, the property also offers one designated undercover private parking space plus visitor parking. Situated within a short walk of the local shops, beach, pubs, and restaurants with easy access to the airport and cycle/bus route to St. Helier and St. Aubin. Sole agent.







### **Living**

Open plan living room and kitchen with a view. Kitchen fully fitted with Neff appliances and space for dining table. All in as new condition. Walk in utility cupboard and additional storage cupboards.

### **Sleeping**

Premiere double bedroom, carpeted, with built in wardrobes plus ensuite with walk in shower. Second double bedroom, again with fitted wardrobes and house bathroom.

### **Outside**

3rd floor east facing private balcony with views overlooking green fields. Receives direct sunshine until 11.30 am and then again from 4pm through evening.

### **Parking**

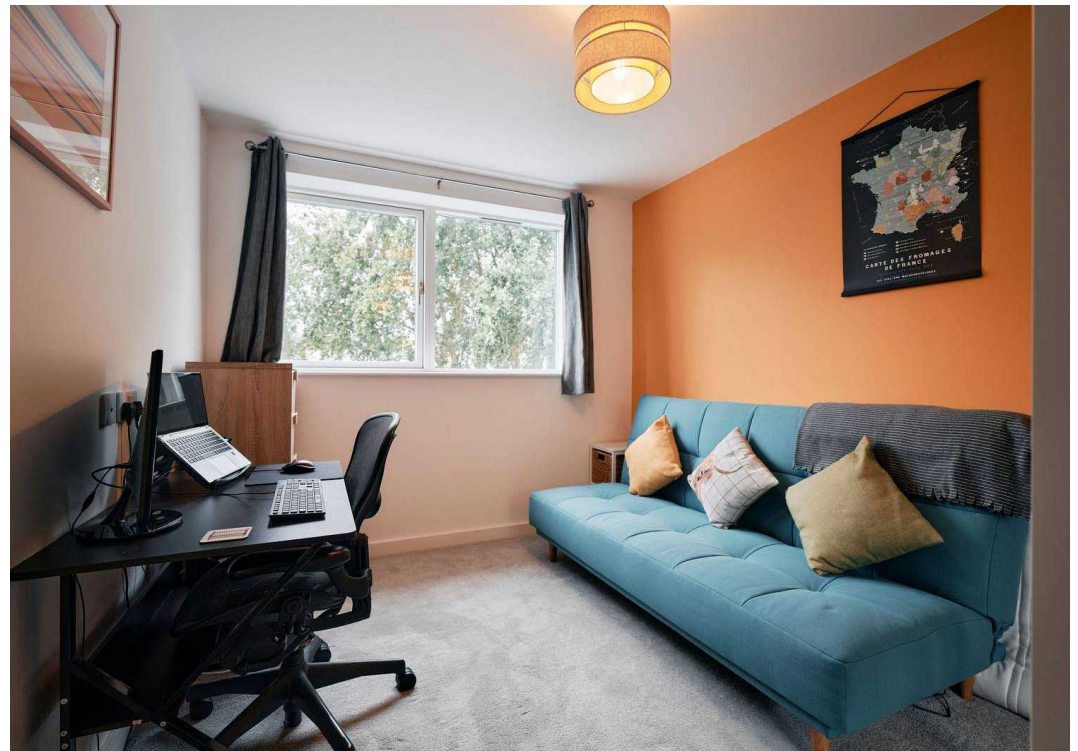
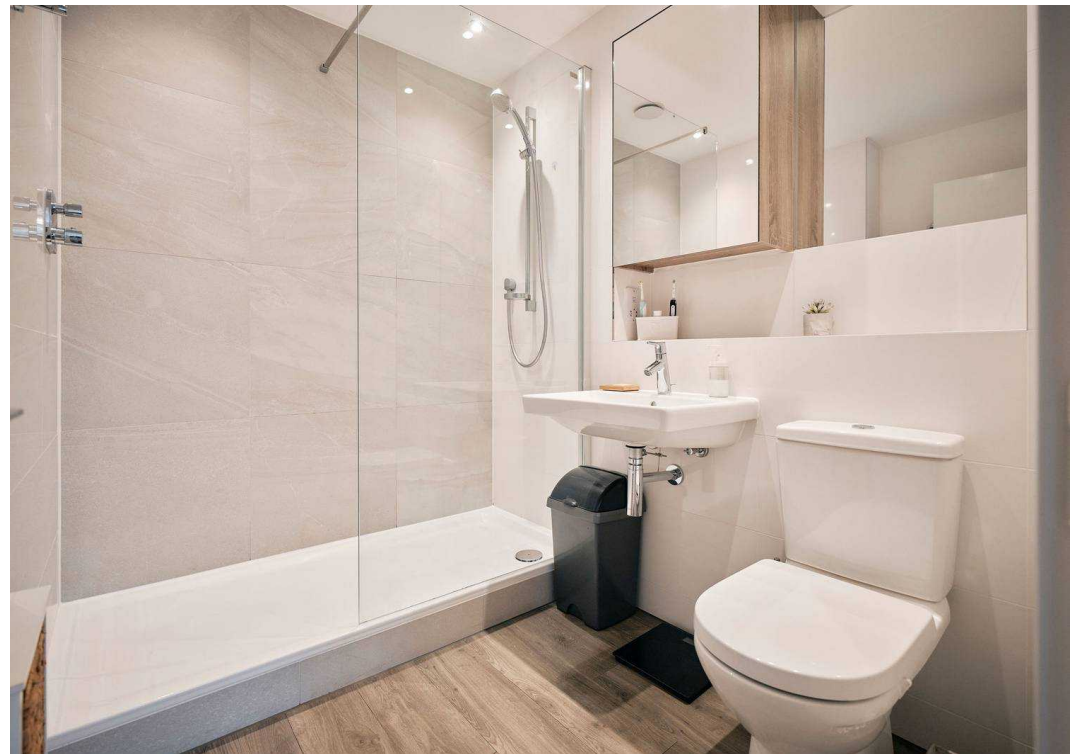
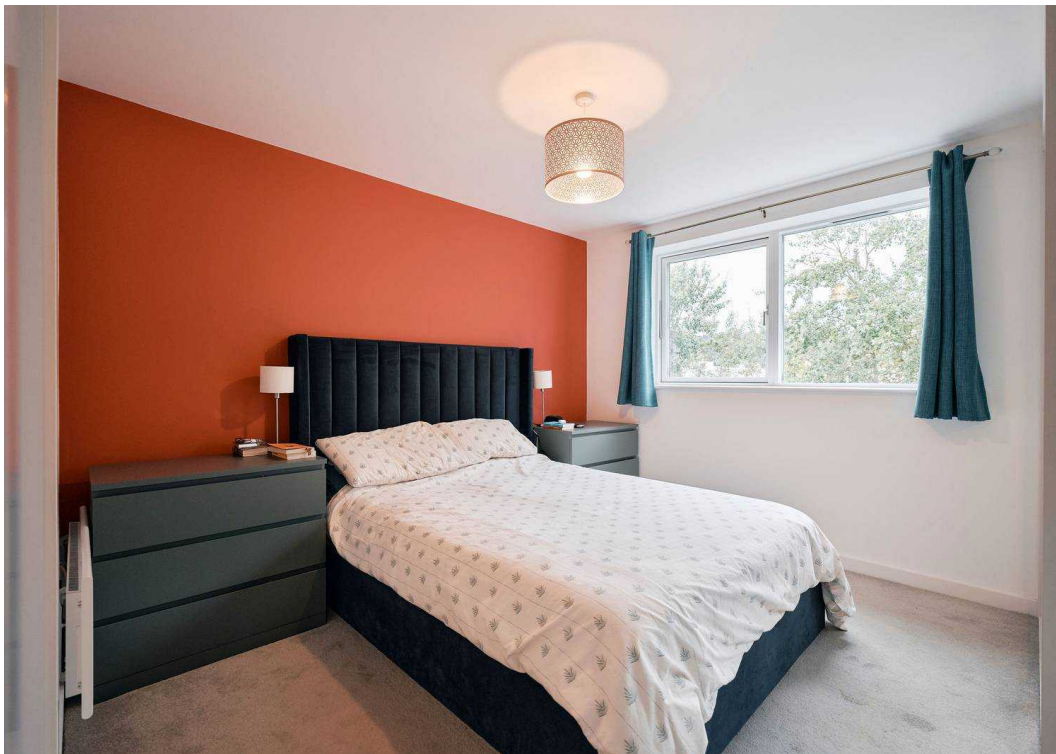
Designated undercover parking space number 7. Electric car charging available. Two visitor spaces included inside barrier. Communal bike storage and communal bin storage.

### **Services**

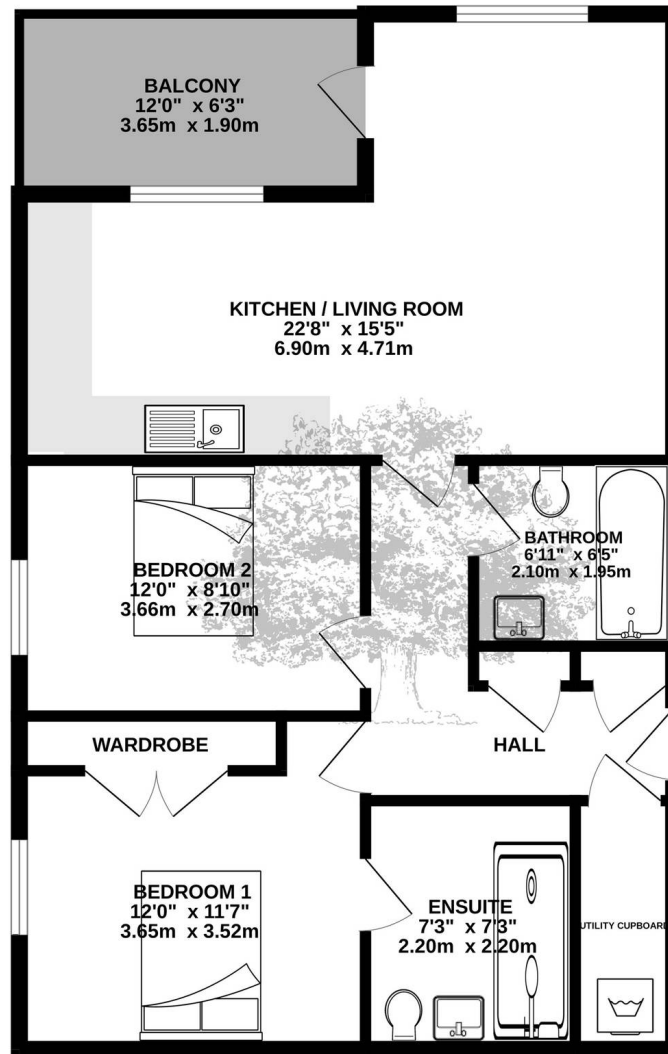
All mains services. Triple glazed. Electric heating. Managed by Assured Management 24/7 maintenance on call. Service charge £982.61 quarter.







GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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