



**24 Century Buildings, Esplanade, St Helier**  
**£799,000**

**BROADLANDS**

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# 24 Century Buildings, Esplanade

, St Helier

- Superb 3 bedroom, 3 Bathroom Penthouse Apartment
- Brilliant sea views of St Aubin Bay
- Duplex apartment with living on lower floor and bedrooms above
- Located front and center of St Helier
- Secure basement parking for two cars / Private store cupboard
- Separate utility room
- No onward chain
- Share Transfer
- Sole agency [Charlie@broadlandsjersey.com](mailto:Charlie@broadlandsjersey.com) / 07700 348421



## 24 Century Buildings, Esplanade

, St Helier

Located front and center of St Helier with views stretching across St Aubins Bay from the Castle to Harbour, this Penthouse duplex apartment offers the most of apartment living. With a lift from your basement parking up to the 5th floor, once inside the apartment features an entrance hall, a fully fitted eat in kitchen diner with breakfast bar, a separate utility room, WC, a gallery like living room with doors onto private south facing balcony and raised dining room both with magnificent sea views. Upstairs features a large primary bedroom which glows with exceptional quality south facing light and sea views across the bay, a partition separates the bed space from the dressing area comprising a wall of wardrobes and fitted bedroom furniture, the ensuite features a freestanding bath with a stunning view, alongside shower and double sinks. The 2nd large double bedroom features a shower room ensuite and the 3rd double bedroom is currently fitted out with integrated quality office furniture and has a 3 piece bathroom ensuite. Designated parking for 2 cars in the secure remote controlled basement parking. This apartment allows you to feel on top of the world, in your own light, bright haven up and away from the hustle and bustle, a space to breathe in amongst it all.





### **Living**

Fully fitted kitchen comes complete with full integrated size fridge freezer, Neff fan oven, Neff oven grill, Siemens dishwasher, breakfast bar and plenty of space for a dining table. Door onto balcony. Separate utility room has Siemens Washing machine and dryer. Gallery-like living room flooded with light bright southerly sunshine, and expansive sea views, with a raised dining area with same stunning sea views. WC.

### **Sleeping**

All 3 double bedrooms feature wooden flooring. The primary bedroom has a full range of integrated wardrobes and drawers and ensuite has a freestanding bathtub, a separate shower and twin sinks. The 2nd bedroom features wooden flooring, integrated double wardrobes and ensuite shower room. The 3rd double bedroom, also with wooden floors, is currently fitted with integrated quality office furniture and the ensuite has a 3 piece suite; bath with wall mounted shower head. There is a fire escape door onto landing from the top floor.

### **Outside**

South facing private balcony off the living room. North facing private balcony off the kitchen diner. Communal gardens. Beach and promenade across the road.

### **Parking**

Two designated parking spaces in basement parking, numbers 94 and 104, secure with remote controlled door. Lifts and stair well to all floors from parking.

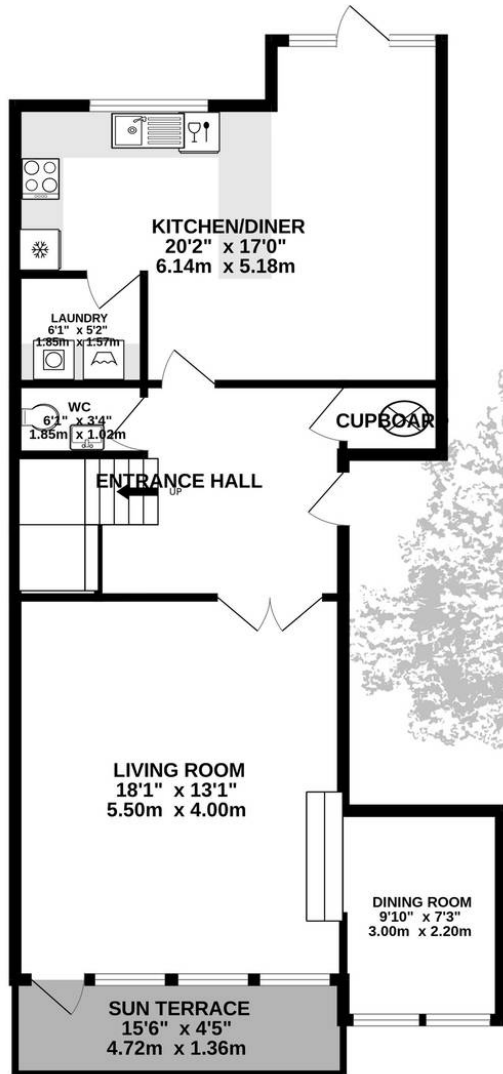
### **Services**

All mains services, no gas. Electric radiators throughout and heated towel rails to bathrooms. Fully double glazed. Century buildings was fitted with Leak Safe systems 4 years ago, a preventative flooding system in each apartment. There is a private Store cupboard in carpark, number 96. Service charge is £1,969.93 per quarter, this includes an onsite caretaker who takes care of most maintenance issues, sinking fund, parish rates, water, communal electric and cleaning, gardening costs, building insurance and management fees. Building managed by Maillard and Co.

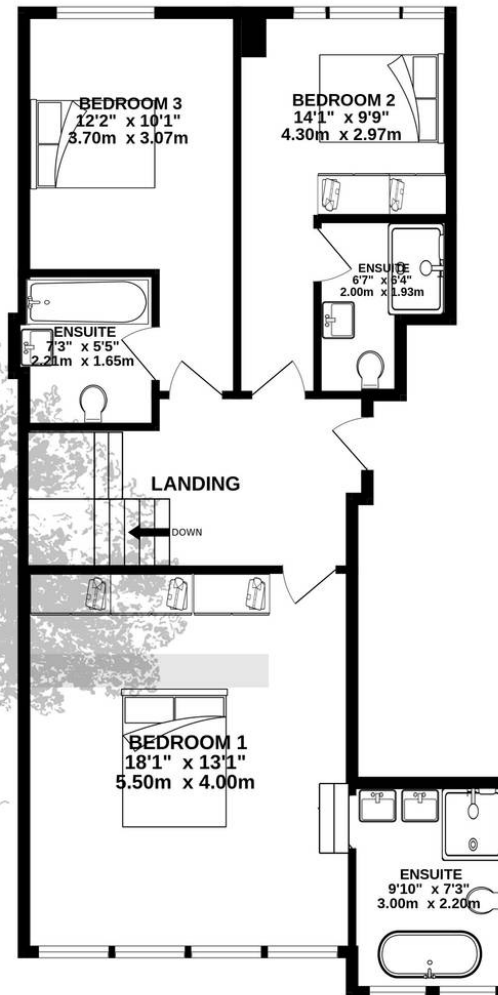




GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.4 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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