



**1 Hautmont House, Mont Millais, St Helier**  
**£465,000**

**BROADLANDS**  
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# 1 Hautmont House, Mont Millais

St Helier

- Spacious ground floor duplex apartment
- Very well presented throughout
- Bright and airy living room with large bay window
- Recently fitted kitchen with integrated appliances
- Two double bedrooms, one with fitted wardrobes
- Plenty of storage, including large storage cupboard next to the apartment
- Designated parking space for one car
- Great location close to amenities at Five Oaks and only a short distance from town
- Sole agent
- Please contact Joanna on 07797887751 / [joanna@broadlandsjersey.com](mailto:joanna@broadlandsjersey.com)





# 1 Hautmont House, Mont Millais

St Helier

A fantastic opportunity to acquire a beautifully presented two-bedroom ground floor apartment in a very convenient location. This spacious ground floor duplex apartment offers a bright and airy living room, flooded with natural light from the large bay window. The living space seamlessly transitions into the recently fitted kitchen, complete with integrated appliances and large area for dining. The property boasts two generously sized double bedrooms, with the very large main bedroom benefitting from fitted wardrobes. Ample storage is available throughout the property, including a large cupboard conveniently located next to the apartment, and a loft space. There is also designated parking for one car and a small low maintenance outside area, accessible from one of the bedrooms. Situated in a very convenient location, this apartment benefits from its close proximity to amenities in Five Oaks, as well as being just a short distance from St Helier's town centre.







### **Living**

Bright and spacious living room with feature fireplace. Large bay window flooding the room with natural light. Modern fully fitted kitchen with integrated appliances and ample storage space.

### **Sleeping**

Two good size double bedrooms, including very large main bedroom with fitted wardrobes. Bathroom with bath with shower overhead, W.C and wash hand basin.

### **Outside**

Designated parking for one car. Small low maintenance outdoor space outside bedroom.

### **Services**

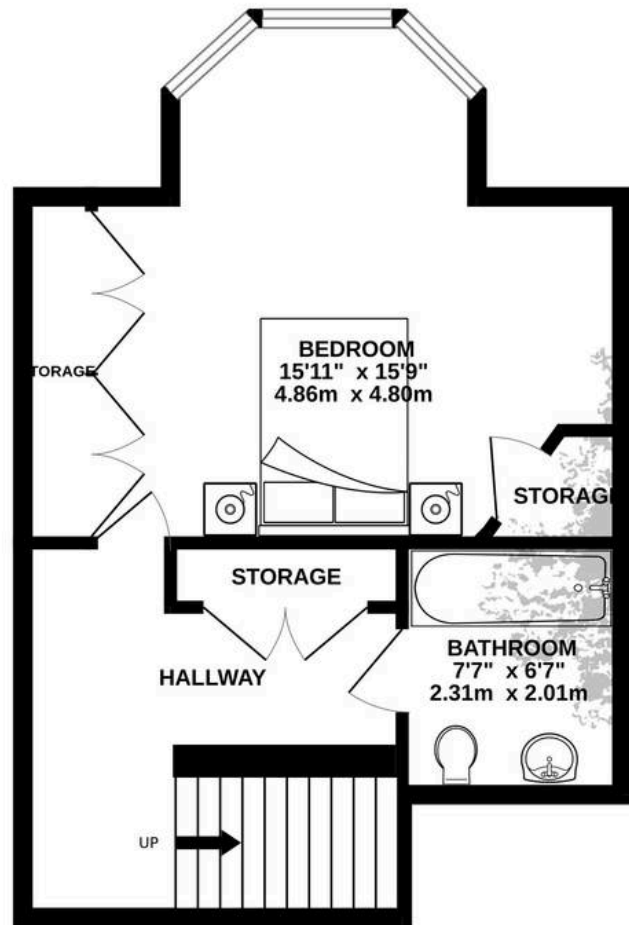
Service charge £380 per month, includes communal lighting and cleaning, water rates, contribution to sinking fund, management fees (Brunel are managing agents). Electric heating. Ample storage within the apartment, plus additional large storage cupboard next to the front door.



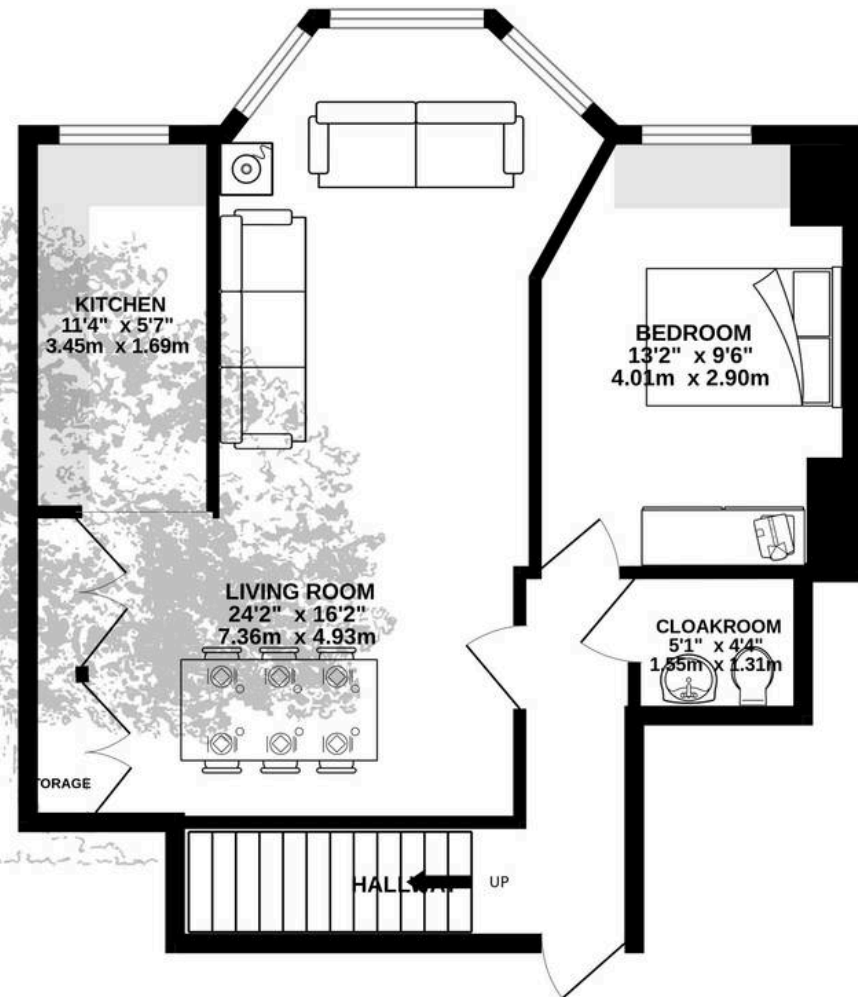




BASEMENT  
403 sq.ft. (37.4 sq.m.) approx.



GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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