



E012 Nightingale House, College Gardens, La Pouquelaye, St. H

£525,000

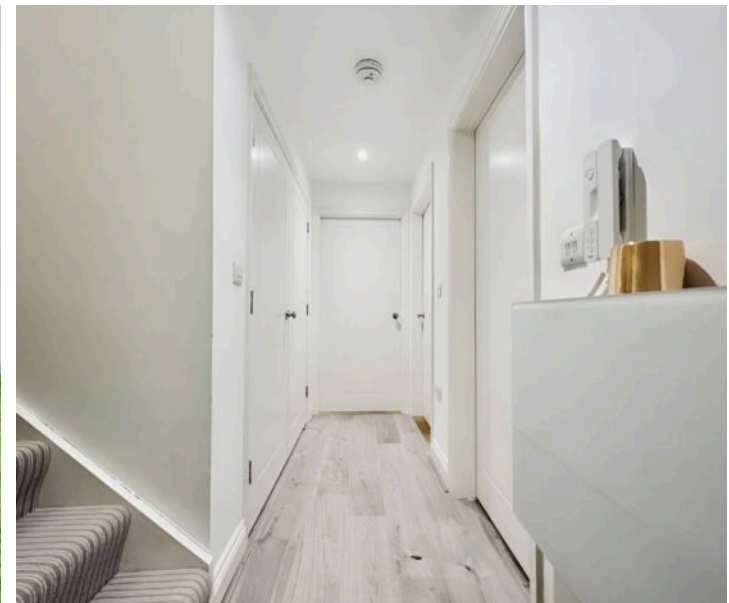
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E012 Nightingale House, College Gardens, La Pouquelaye

St. Helier, Jersey

- Recently built duplex apartment
- 2 double bedrooms
- Modern fully tiled bathroom plus additional W.C
- Bright and spacious open plan living area
- Fantastic private large roof terrace
- Designated parking for 1 plus ample visitor parking
- Immaculate throughout
- Great location on the town outskirts
- Sole agents
- Call Doug on 07700702585 or doug@broadlandsjersey.com



E012 Nightingale House, College Gardens, La Pouquelaye

St. Helier, Jersey

This spectacular gated development is home to an immaculate recently built 2 bedroom duplex apartment with a large sun terrace and parking.

Bright and airy throughout, the accommodation comprises; two double bedrooms, house bathroom and large utility cupboard to the ground floor, on the first floor there is a cloakroom, plus large open plan living space with plenty of natural light. There is a door leading to the large sun-deck, perfect for entertaining, and for pets! Offering parking for one car, plus ample visitor parking on the development. Exceptionally well maintained, College Gardens has a large communal garden and on-site gym solely for residents to use. A fantastic opportunity to purchase a beautiful apartment in a great location, only a short stroll to St Helier's centre. Originally built in 1888 - and instantly recognizable as one of Jersey's most iconic Victorian buildings - College Gardens has been designed with modern living in mind.





Living

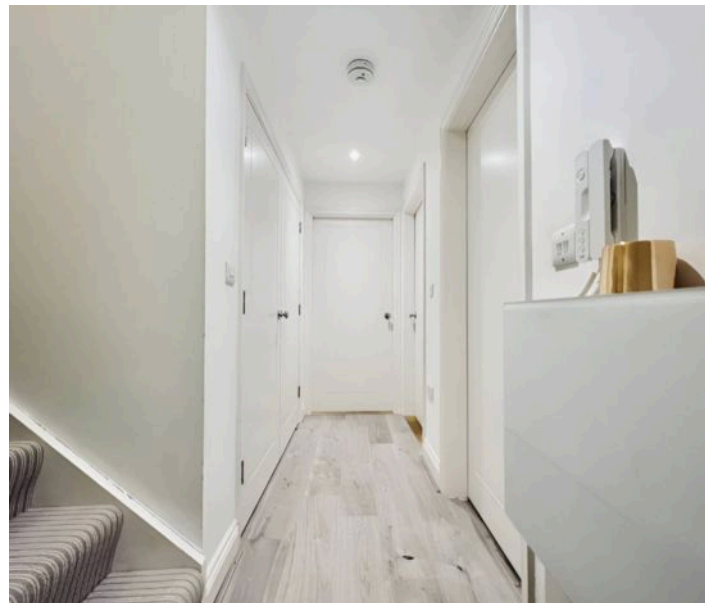
Modern open plan living area with a stylish kitchen and full range of integrated appliances. Separate W.C.

Sleeping

Two double bedrooms and a house bathroom.

Services

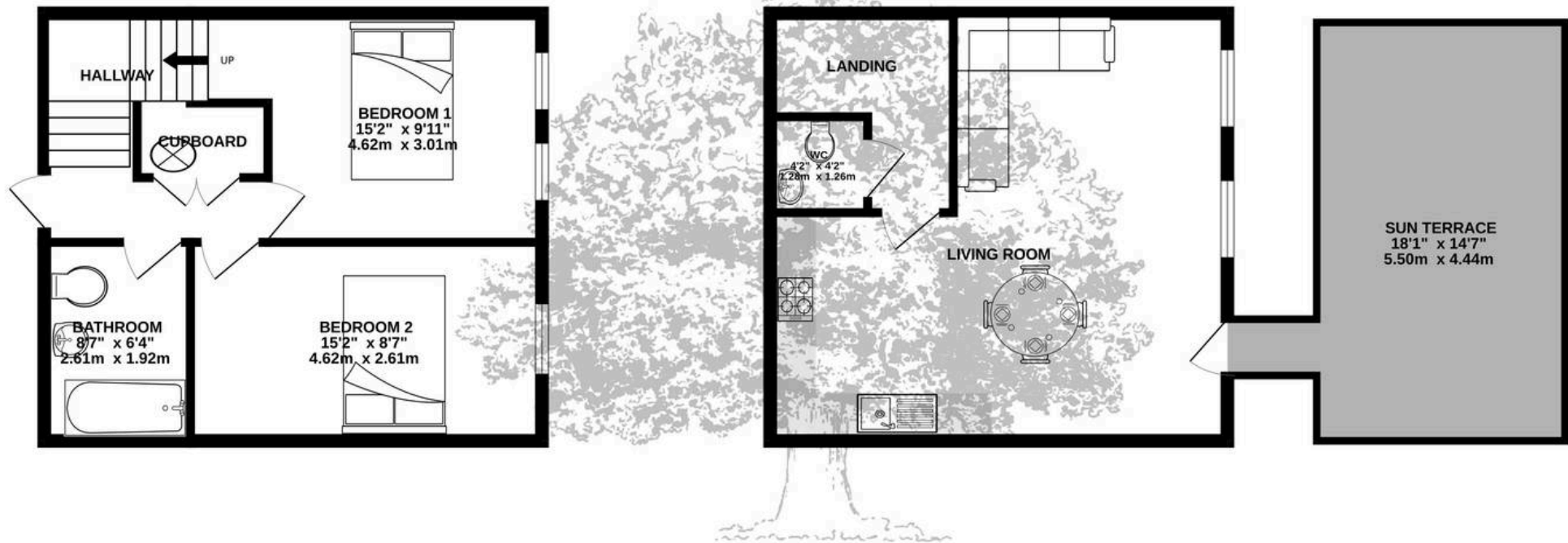
All main services, electric heating. Service charge £287.05 per month. Includes communal lighting & cleaning, window cleaning, water rates, building insurance, contribution to sinking fund.





GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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