



Flat 4, Belmont Lodge, 29 Simon Place, St. Helier  
£290,000

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## Flat 4, Belmont Lodge, 29 Simon Place

- Spacious one bedroom flat in period development
- Large lounge diner
- Fitted kitchen with utility cupboard
- Tiled shower room
- Good size double bedroom
- Bright & airy with high ceilings
- Fire certificate
- Communal bike store
- Immediate vacant possession
- No onward chain
- Sole agent
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)





## Flat 4, Belmont Lodge, 29 Simon Place

Located in a charming period development, this spacious one bedroom flat offers a blend of classic elegance and modern convenience. Briefly comprising; large fully fitted kitchen diner with a handy utility cupboard. Good size double bedroom and tiled shower room. High ceilings throughout enhance the sense of space, creating a bright and airy ambience.

Additional features include several good size internal storage cupboards and access to a communal bike store, ensuring convenience for active residents. Offered with immediate vacant possession this property holds a current fire certificate. For further details or to arrange a viewing contact Broadlands the vendors sole agent.







### **Living**

Large bright lounge diner with high ceilings. Fitted kitchen with utility cupboard & space for breakfast bar.

### **Sleeping**

Good size bright double bedroom with high ceilings & room for either freestanding or fitted furniture. Shower room with tiled flooring & mostly tiled walls.

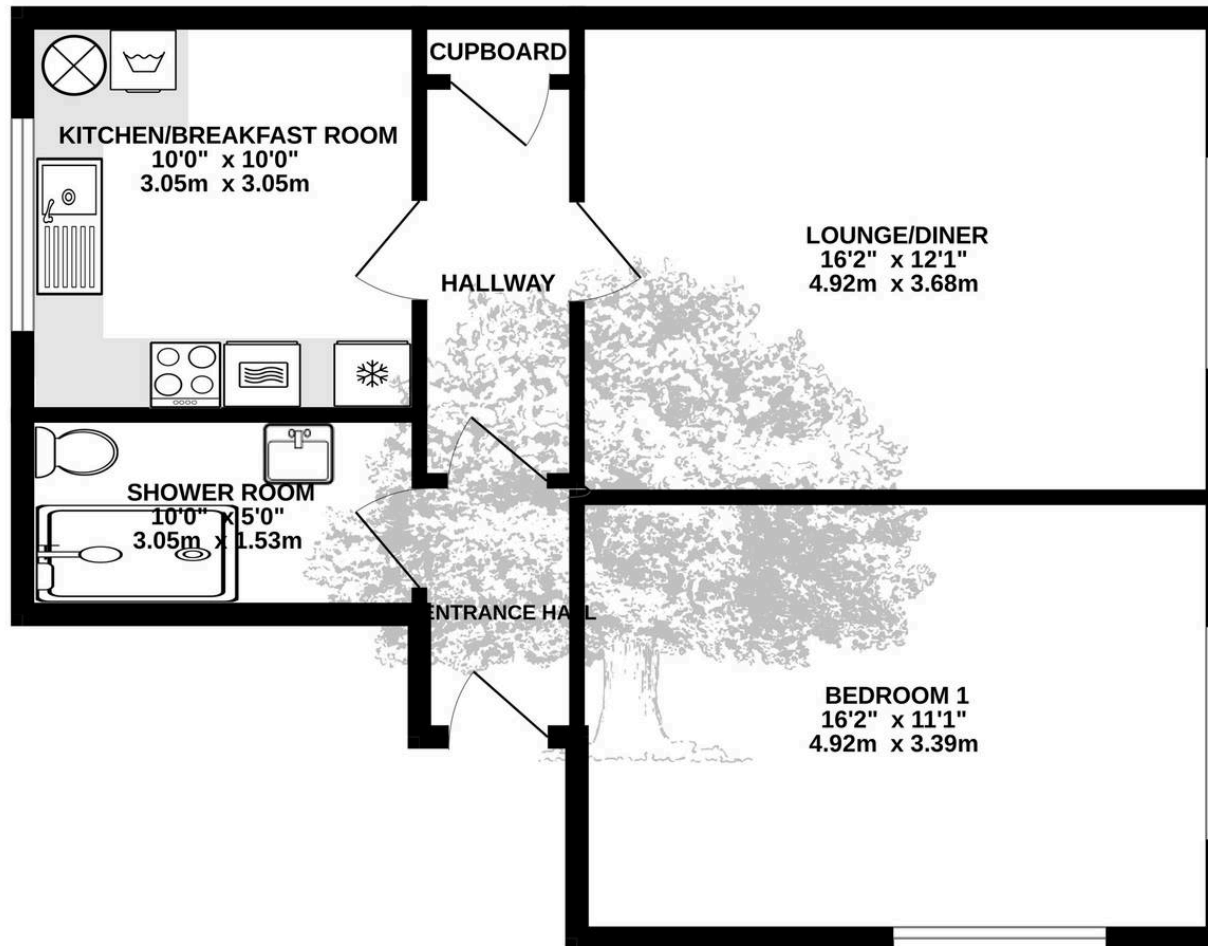
### **Services**

All mains (excluding gas). Double glazed. Electric heating. Service charge £210 pcm includes; electric / lighting to communal areas, building insurance, sinking fund, fire system testing & management fee.





1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600sq.ft. (55.7 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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