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A HOME SINCE 1972



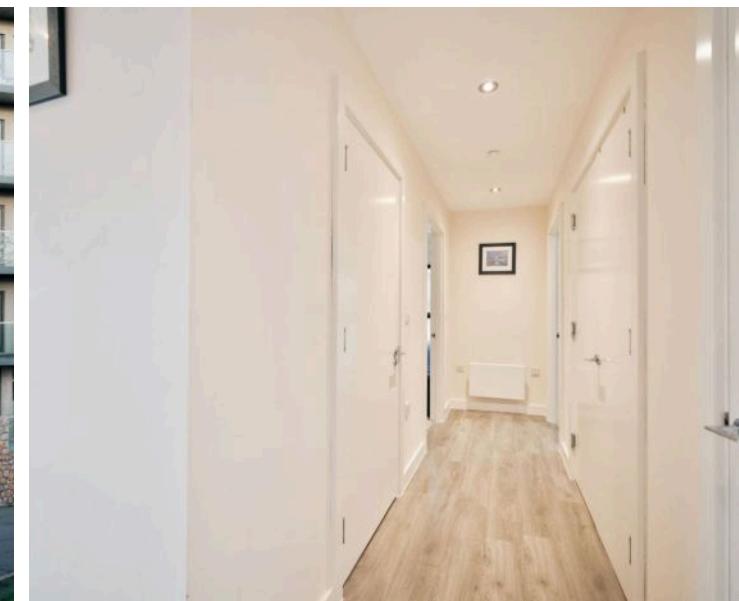
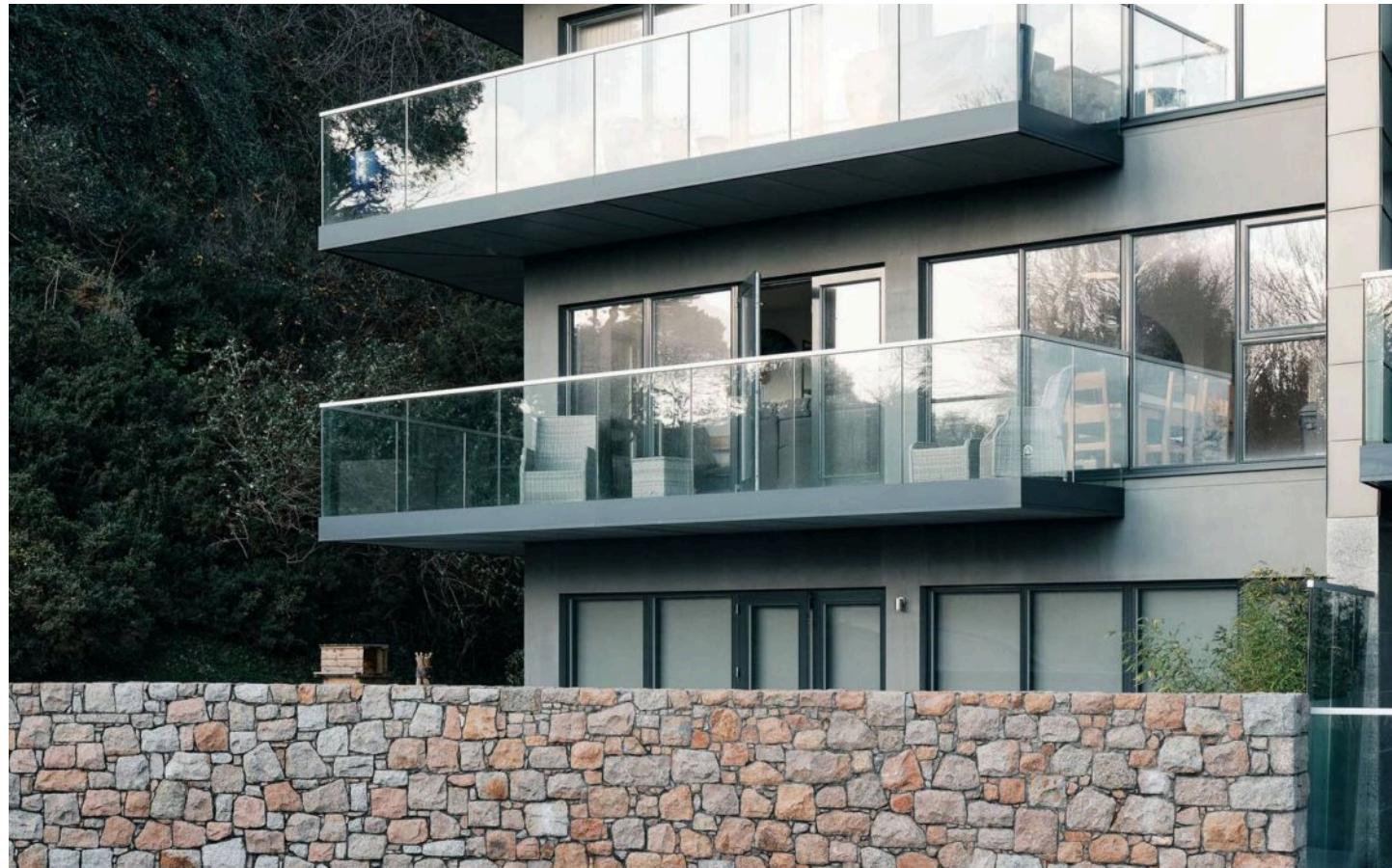
A104 Westmount, Westmount Road, St. Helier  
£645,000

**BROADLANDS**  
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## A104 Westmount, Westmount Road

St. Helier, Jersey

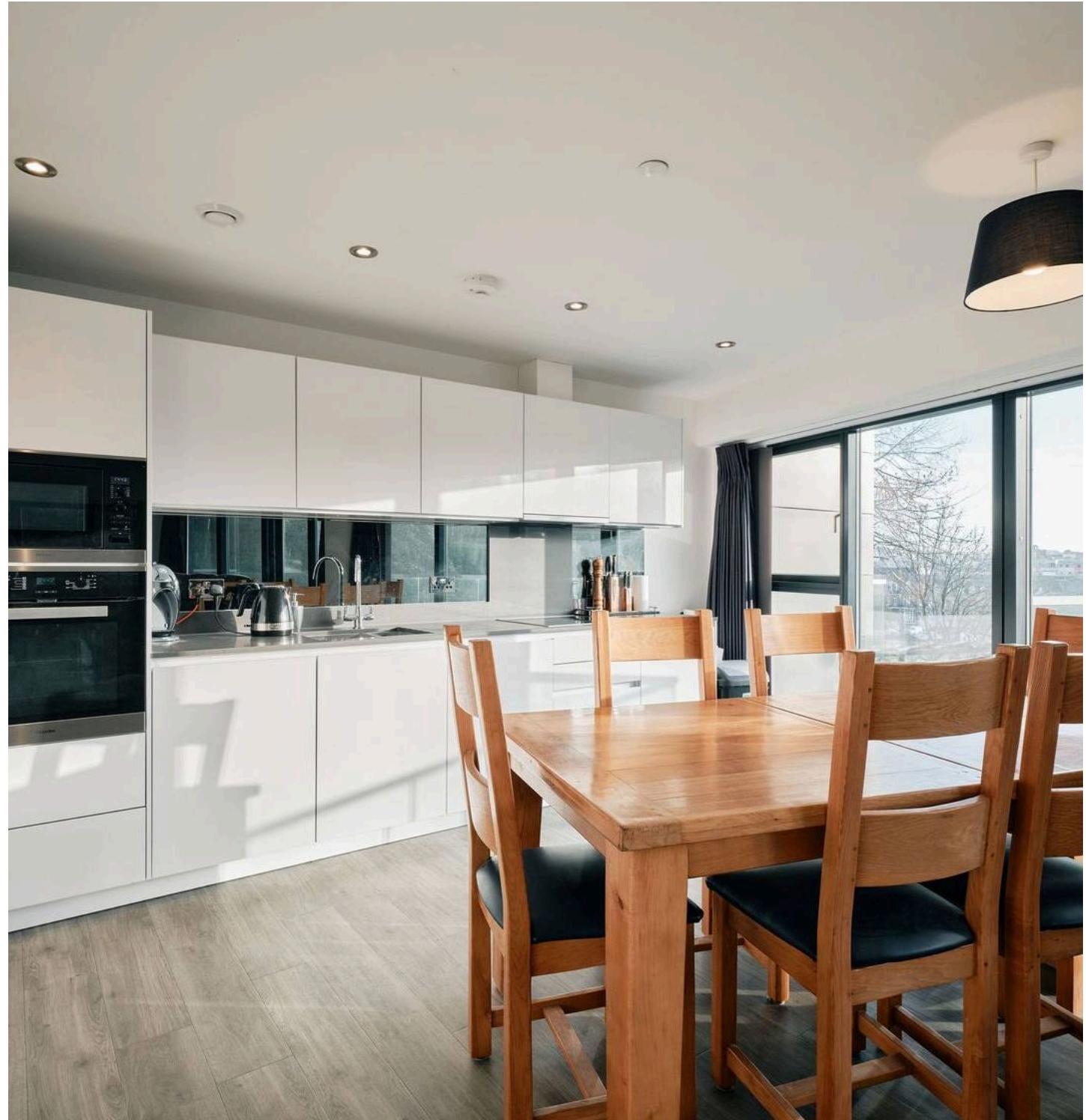
- Large two bedroom, two bathroom apartment in a modern block
- Quiet location on the outskirts of town
- Parking for two cars in side by side spaces
- At the front of the building on the first floor
- Lovely park and distant sea views
- High spec appliances and quality materials used throughout
- Sole agent
- Contact James on 07829 835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)

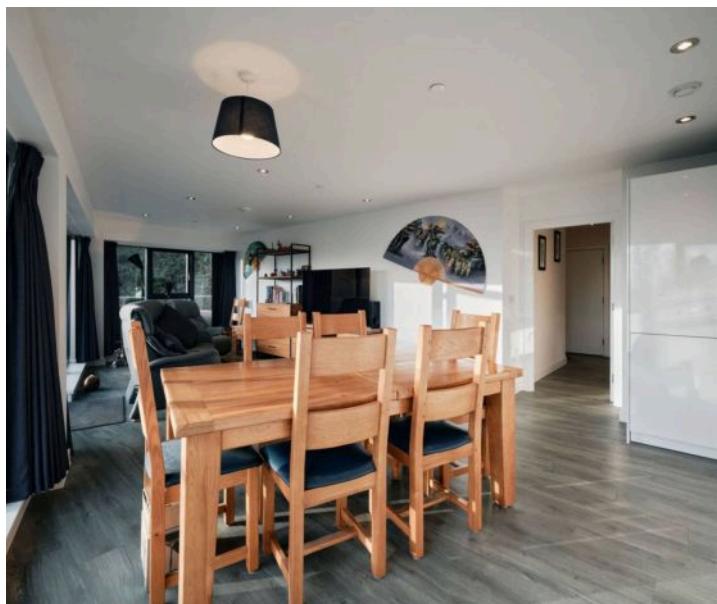
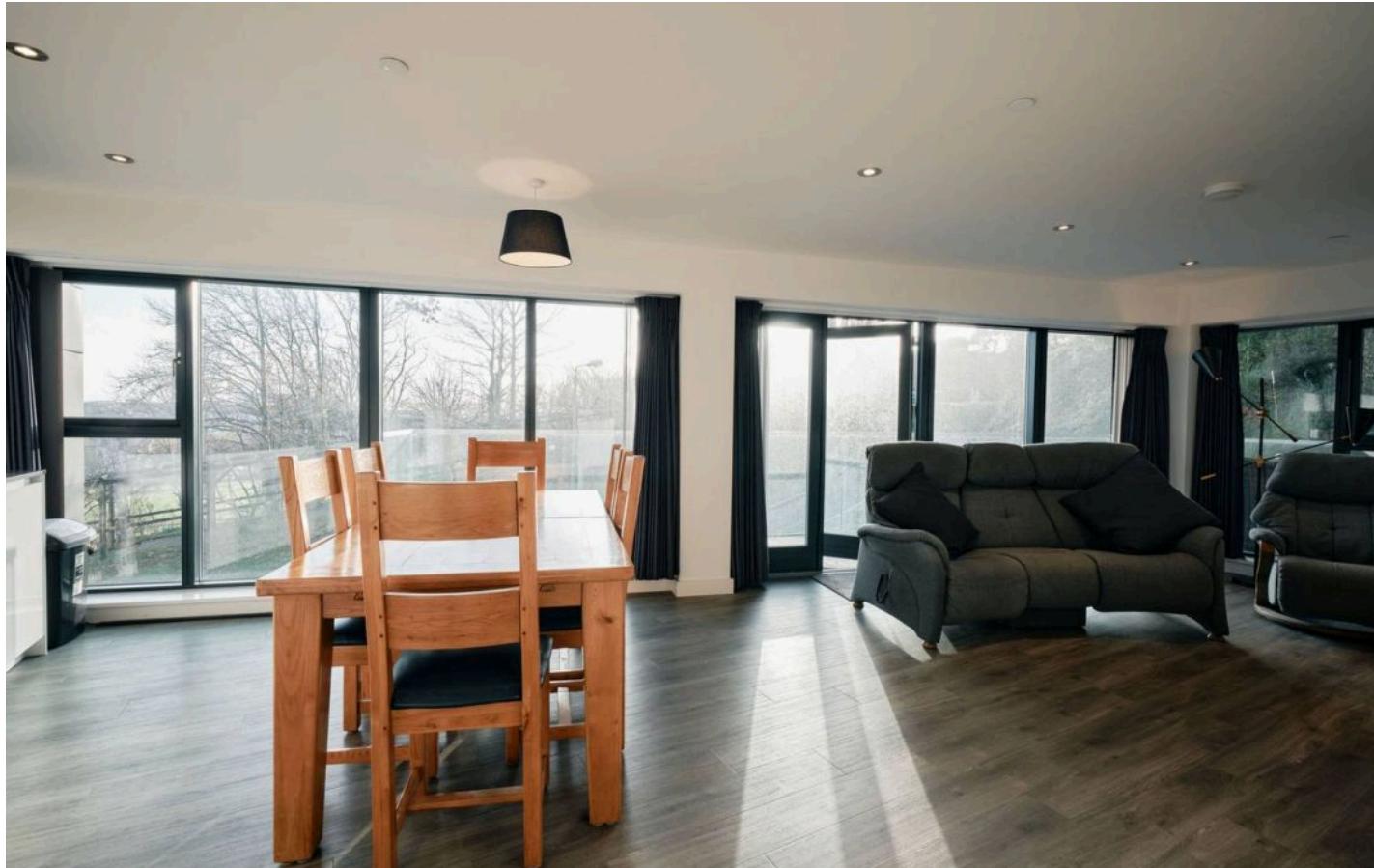


## A104 Westmount, Westmount Road

St. Helier, Jersey

Situated in the prestigious Westmount development. This magnificent first floor apartment in Block A offers you around 900sq. ft of modern living at its finest. Beautifully finished and in exceptional order this 2 bedroom, 2 bathroom apartment has a spacious, open plan kitchen/living room/diner opening onto a large south-facing balcony. Both bedrooms are good size doubles, with a range of built-in wardrobes. The master offering a high spec en-suite shower room. There is a house bathroom, plus ample storage and a separate utility room. Two designated side by side parking space and access to the occupier's gym. This is a great first home, downsize or investment and only a short walk to work in town and all that St Helier offers.





### Living

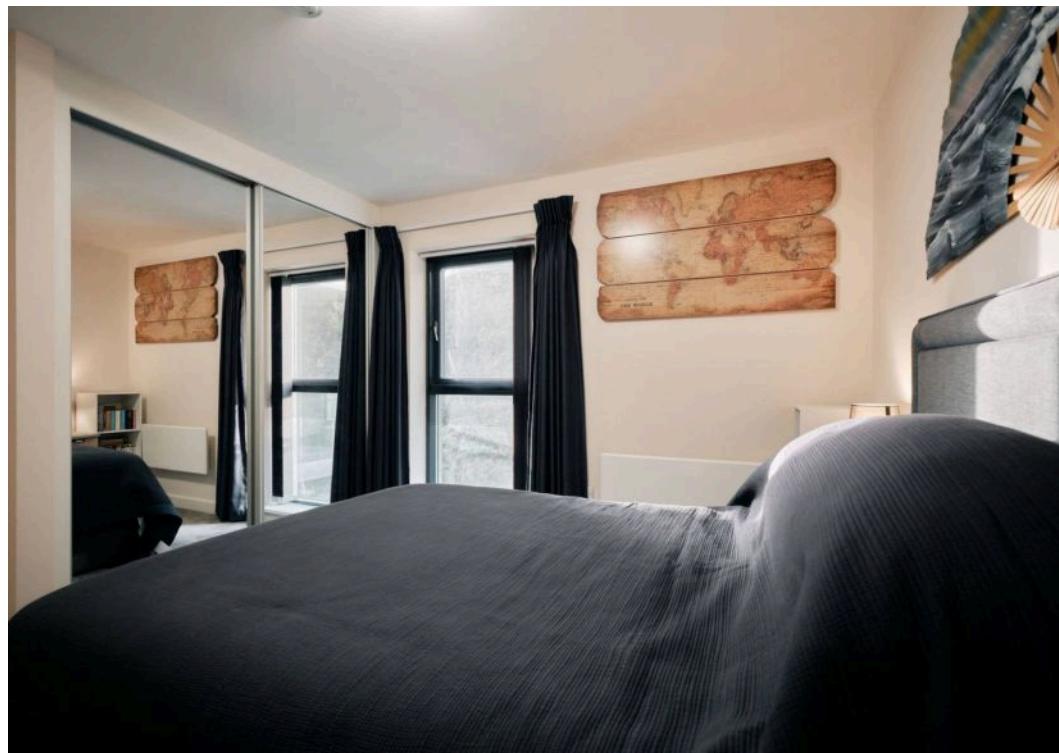
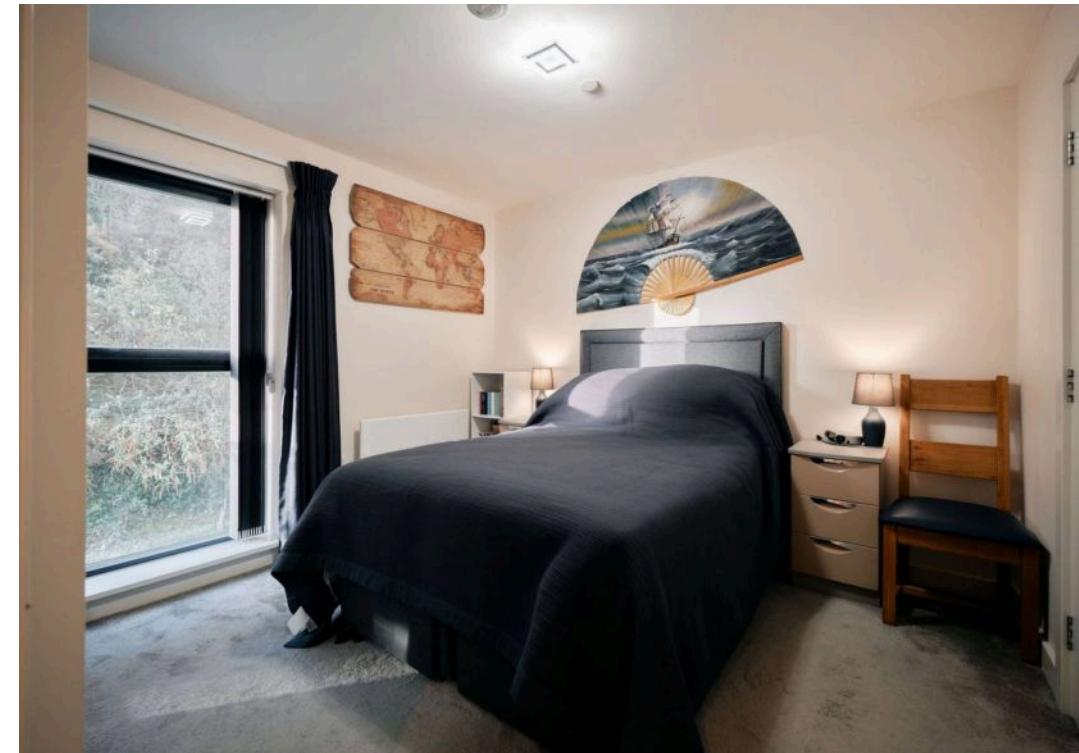
Top specification kitchen with a range of high and low units, incorporating Miele appliances including oven, four ring hob and extractor fan, microwave, integrated dishwasher and integrated full size fridge freezer.

### Sleeping

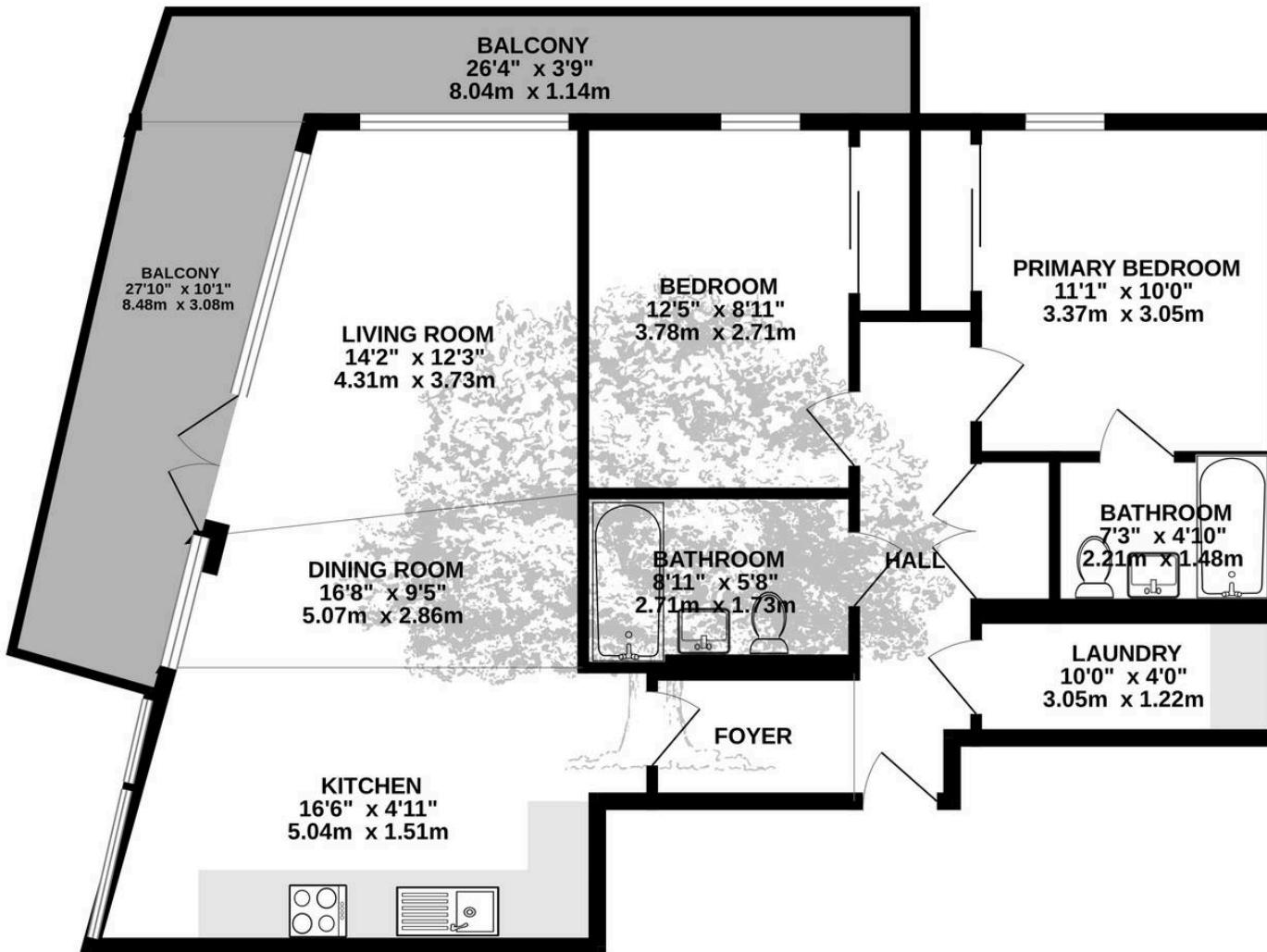
Two double bedrooms with floor to ceiling windows and fitted wardrobes. Main bedroom has ensuite shower room.

### Services

All mains services, no gas. Fully electric with modern radiators throughout. Off the hallway separate utility cupboard with fuse boxes, satellite connections and internet router. Service charge is £375 per month and includes; On site maintenance staff Monday - Friday. On-site security Friday and Saturday evenings. Cleaning staff on-site 6 days a week. Maintenance on the gym, building up the sinking fund, building insurance and all other communal maintenance and upkeep.



FIRST FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899sq.ft. (83.5 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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## Broadlands

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