



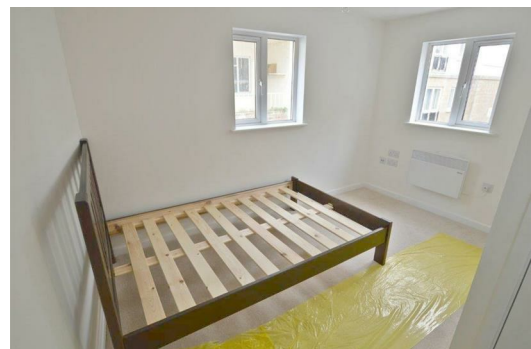
# BROADLANDS

1 Library Place, St Helier, Jersey, JE2 3NL

Tel: 01534 880770

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www.broadlandsjersey.com



## The Cottage 27 Colomberie, St Helier JE2 4QB

**£219,000 R125**

**YOUR CONTACT IS JOANNA SHEPPARD 07797887751**

- 1 BEDROOM COTTAGE
- PRIVATE PATIO AREA
- SUPERBLY REFURBISHED THROUGHOUT
  - SHARE TRANSFER
  - OWN ENTRANCE
- LOW SERVICE CHARGE
  - PET FRIENDLY
  - OFFERS INVITED

**YOUR PERFECT FIRST HOME!** Delightful one bedroom cottage tucked away off the road on the outskirts of town. Ideal first step on the property ladder or a great buy to let, with a fire certificate in place. A full refurbishment has just been completed - accommodation includes a fully fitted kitchen with fridge/freezer and washing machine, bright & airy living room, bedroom with fitted wardrobe & en-suite bathroom. There is a large patio to the front of the property, perfect for pets or al-fresco dining. The location is excellent, with Carrefour gym & the new Co-Op just opposite - plus walking to work in town is a breeze! Please contact Doug Littlechild on 07700702585 / [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com) or Joanna Sheppard on 07797887751 / [joanna@broadlandsjersey.com](mailto:joanna@broadlandsjersey.com) for more information.

### **Kitchen**

Galley Kitchen. Range of high and low kitchen units. Wood effect flooring. Oven and 4 ring hob with extractor. Sink. Hoover washing machine.



### **Living Area**

Wall mounted heater. Carpet as laid.



### **Bedroom**

Built in wardrobe. Wall mounted heater. Carpet as laid.



### **Wet Room**

W.C, wash hand basin, shower, heated towel rail. Tiled wall and floors. Extractor.

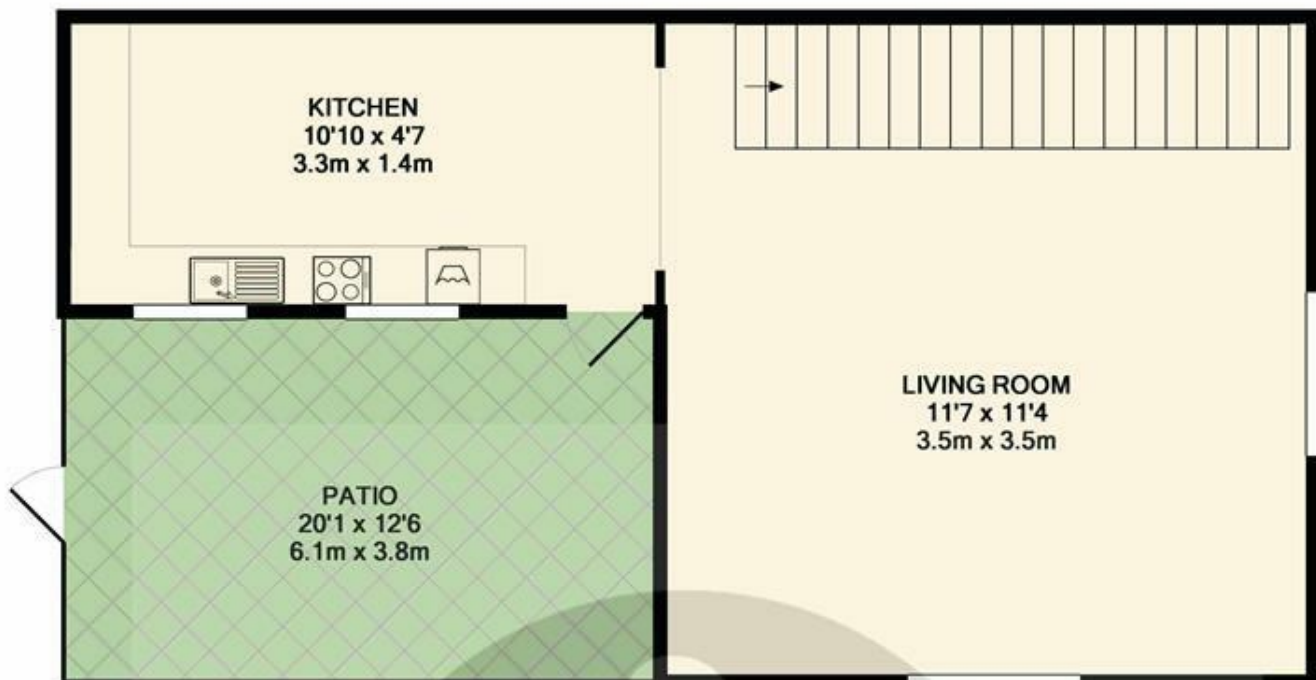
### **Patio Area**

Private patio area. Ideal for a dogs or cats as it is off the road.

### **Services**

All mains services excluding oil.

Service charge £50 pcm.



GROUND FLOOR  
APPROX. FLOOR  
AREA 692 SQ.FT.  
(64.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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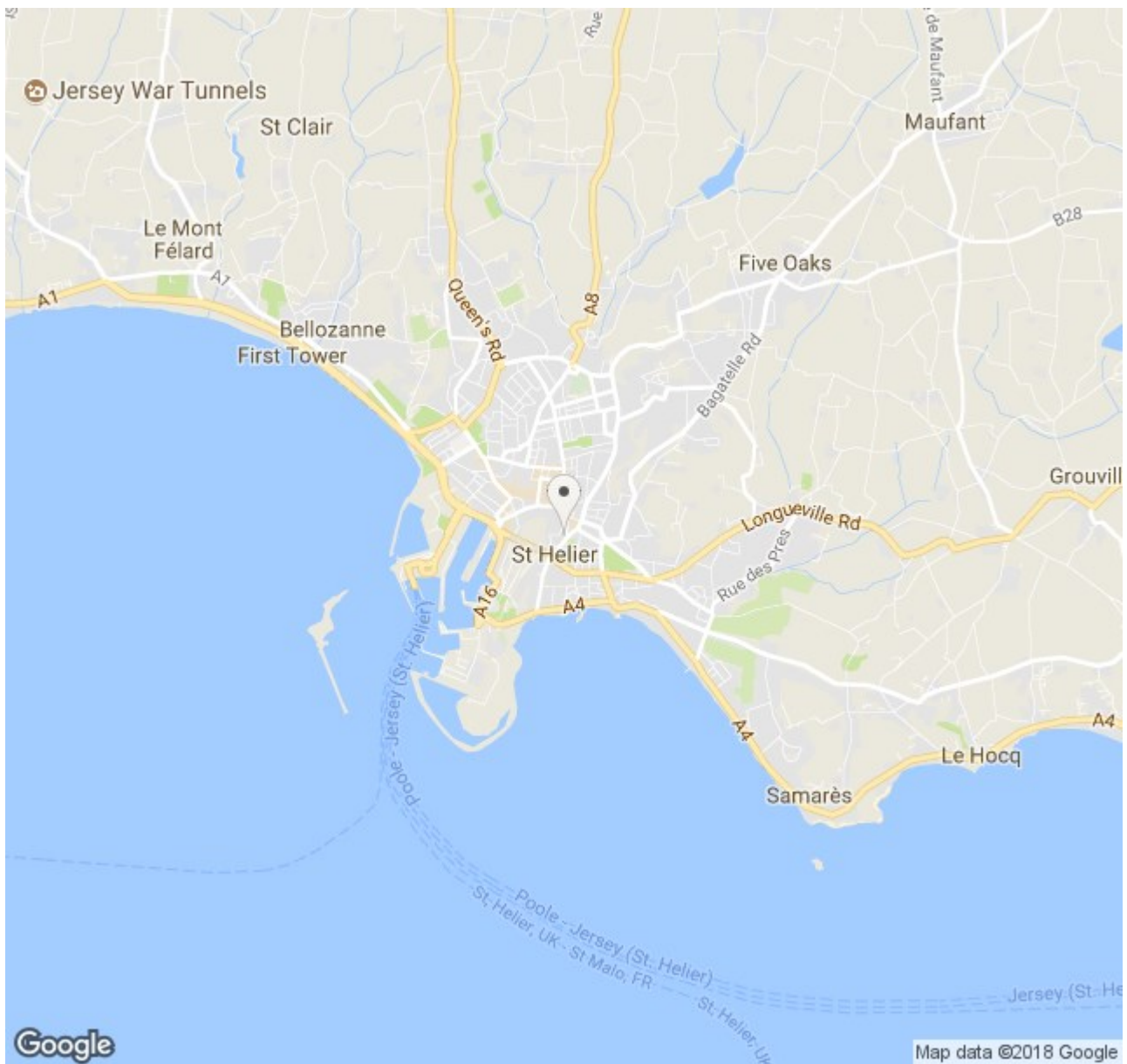
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**Directions:**

JT MAP 16 D 8 Opposite the Gym  
at Colomberie, Carrefour Metro.



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