



# BROADLANDS



## St. Peter £995,000 918

- BRAND NEW LUXURY DUPLEX APARTMENT
  - 2 BEDROOMS PLUS STUDY
  - PANORAMIC RURAL AND SEA VIEWS
  - AIR CONDITIONING TO LIVING AREA
- PRIVATE GARDEN AND LARGE TERRACE
  - 3 PARKING SPACES
- CALL NIGEL HURST ON 07797718233

**Entrance Lobby**

Large hardwood entrance door. Shared with the other 3 apartments. Storage cupboards.

**Entrance Hall**

Doors to bedroom suites. Beautiful hardwood open tread staircase to first floor.

**Master bedroom suite**

Full length windows. Glass sliding doors to private patio.

**Dressing Room**

Ample space for clothes, shoes etc.

**En Suite**

Walk in full width shower, wash hand basin and W.C. Attractive Porcelainosa tiling.

**Bedroom suite 2**

Full height windows. Glass sliding doors to private patio.

**En suite**

Bath, wash hand basin and W.C.

**Open plan living/diner/kitchen.**

A fabulous bright and spacious room with kitchen to one corner, sliding doors to large balconies and stunning views. Air conditioning.

**Kitchen area**

Top quality kitchen from Pastella. High gloss units with contrasting quartz worktops. Range of Neff appliances to include oven, microwave, induction hob with extractor, dishwasher, fridge/freezer and wine cooler. Centre island with solid oak worktop.

**Study**

Rural views, wired for computers etc.

**Cloakroom**

Suite of W.C. and wash hand basin.

**Utility room**

Plumbed for washing machine and tumble drier.

**Garden**

Good size private garden mostly laid to lawn. Patio outside bedrooms, stairs to first floor and balconies.

**Parking**

parking for 2 cars plus visitor parking. Large store cupboard to end of garden.

All mains ( no gas ) Air conditioning to living area. Eco20 electric underfloor heating. High quality powder coated aluminium windows and doors. Oak doors throughout interior

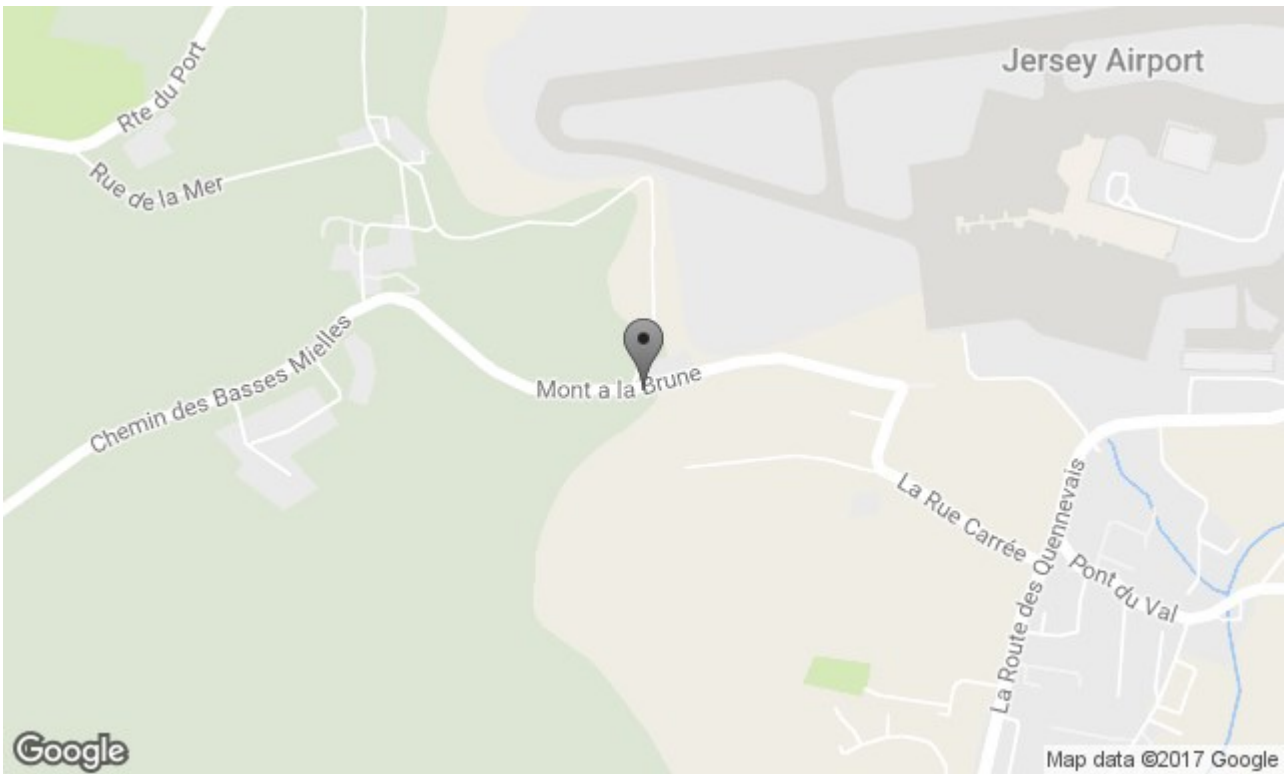
STEP INSIDE AND BE AMAZED! Just completed to an exceptionally high specification, bright and spacious duplex in an enviable location. Architects have created a modern masterpiece in a wonderful green lane setting with views across the whole of St Ouen's bay.

Great attention to detail ensures the highest quality fixtures and fittings plus a private air conditioning system to keep everything at the right temperature. A beautiful entrance hall, flooded with

natural light from the huge windows. The apartment features a spectacular sweeping exterior staircase giving access to its own private easily west facing garden with breath taking sunsets perfect for enjoying a glass of your favourite tippie.

Well planned and well executed, the development has ample parking, in addition each apartment has 3 private spaces and large external store cupboard.

Prestigious and exclusive, book your appointment to view. Please call Nigel Hurst 07797718233.



**BROADLANDS**

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