



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.



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Directions

Directions JT Map 7 A2 From St Ouen's Bay at Le Braye slipway, head inland and up Mont A La Brune. The property is on the left hand side on the brow of the hill.



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