

**Block F, Flat 7, Les Quennevais Park Flats, St Brelade. JE3 8GE**

**£535,000 Flying Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Situated on the first floor of a well-maintained development, this spacious three-bedroom apartment has been comprehensively upgraded throughout, creating a comfortable and efficient home ready to move straight into.

The apartment offers a generous lounge/diner with access to an east-facing balcony, ideal for enjoying the morning sun, along with a separate fully fitted kitchen. There are three double bedrooms, a modern house bathroom, and a separate cloakroom, providing well-balanced accommodation for families, professionals or downsizers alike. The current owners have carried out extensive internal upgrades, with all floors, kitchen, cloakroom and house bathroom completely removed and replaced with new fittings and thermal and acoustic insulation. All external walls have been fitted with additional stud walls incorporating 50mm insulation, while the ceilings in all bedrooms and the hallway have been suspended and insulated to further enhance warmth and soundproofing. The property also benefits from a garage with a new concrete floor and garage door, ample parking, communal washing lines, and attractive green spaces for residents to enjoy. Location is key, with the apartment ideally positioned close to Quennevais amenities, the Railway Walk, excellent bus routes, the Airport, and within walking distance of local schools.

## FEATURES

- 3 bedroom 1st floor apt
- Designated parking for 1, separate garage & store room
- East facing balcony with glass balustrading
- Large lounge/diner
- Walking distance to Schools & Les Quennevais amenities
- Internally upgraded with thermal and acoustic insulation



## ROOM DESCRIPTIONS

### Service Charge

Service charge £463.96 per quarter to include property management (Brunel), building insurance, maintenance, communal lighting etc.

### Parking

Garage + designated parking for 1

### Directions

At red houses, turn right into La Route des Quennevais, take first left into Quennevais Park, F block is the first block on the left.





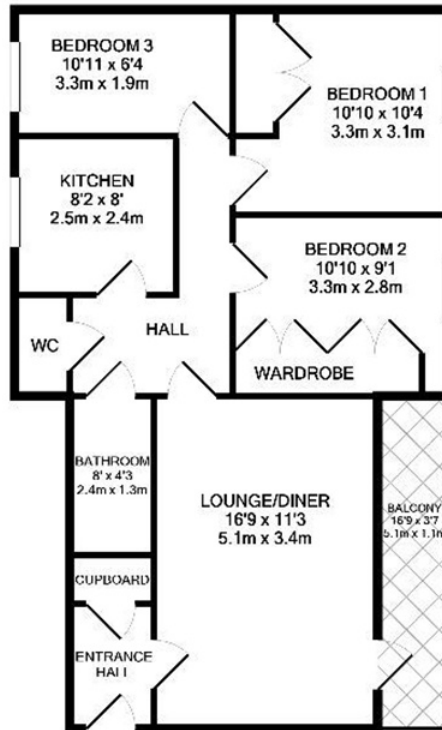








## FLOORPLAN



TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 SQ.M.)

Whilst every effort 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 is given to their operability or efficiency can be given.  
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