

**Flat 4 Les Quennevais Precinct, St Brelade. JE3 8LT**

**£1,700 pcm**

**TO LET**





## PROPERTY DESCRIPTION

This first-floor, purpose-built duplex apartment is located within Le Quennevais Precinct, in the sought-after parish of St. Brelade. The apartment offers convenience and easy access to local schools, beautiful beaches, and a variety of amenities. It features a modern, open plan living area with fully appointed kitchen. To the second floor, you'll find two spacious double bedrooms, a study and a house bathroom. Additional benefits include two allocated parking space, and windows on 3 aspects, giving the apartment a brighter and more homely feel.

The property is within immediate proximity to excellent shopping facilities at both Red Houses and Quennevais Precinct, the Railway Walk, and Quennevais Sports Centre. Furthermore, it is just a short drive to the picturesque bays of St. Brelade and St. Ouen.

IMMEDIATE AVAILABILITY. SOLE AGENT.

## FEATURES

- 3 bedroom duplex apartment
- Parking for 2 cars + visitor
- Bright apartment with twin aspect
- Superb locality to shops and other amenities
- Close proximity to Le Quennevais school
- Many bus routes nearby



## ROOM DESCRIPTIONS







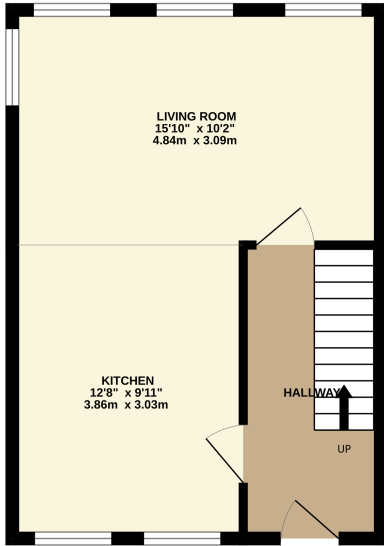




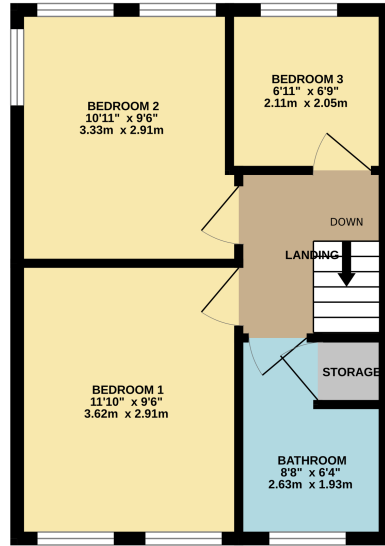


# FLOORPLAN

GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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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