



Maillard  
& Co

£ 525,000

6 Brooklyn Mews, La Route de St Aubin

For Sale



“Beautifully presented two bedroom town house.”

2

Bedrooms

1

Receptions

2

Bathrooms

For Sale

## Property features

Quite Peaceful Location

Good Bus Route

Walk to Town

Allocated Large Parking Space

Professionally Renovated

Enclosed Sunny Garden



## Property details

This beautifully presented two bedroom town house is situated in the popular First Tower area quietly tucked away from passing traffic yet on an excellent bus route and just a 15 minute stroll to town.

Having recently undergone professional renovation the contemporary living space links to the kitchen which has ample space for a dining table and is flooded with natural light from the overhead roof lights. Completing the ground floor is the house bathroom. Up to the first floor you will find a good sized double bedroom which is currently being used as an office in the day and a great cosy bar area at night! Up stairs again to the primary double bedroom which also includes a useful WC.

Outside, there is a sunny enclosed garden with patio making a great space for entertaining and the property comes with one large parking space.

Viewings by arrangement through Maillard & Co, appointed as the vendors sole agent.

### Additional Information:

Mains drains and water. Electric heating. Approx. £50pcm communal charge for contribution to sinking fund. Freehold.

Beautifully presented two bedroom town house.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



















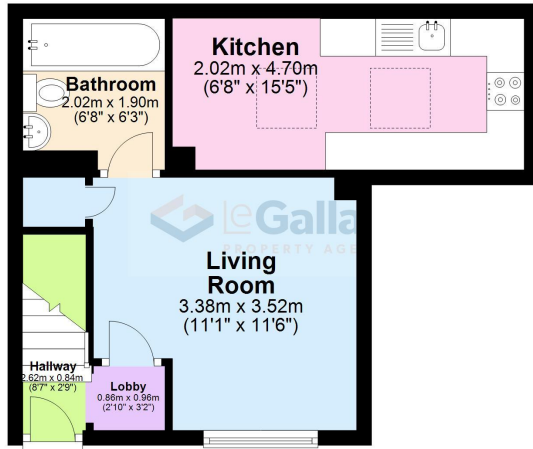




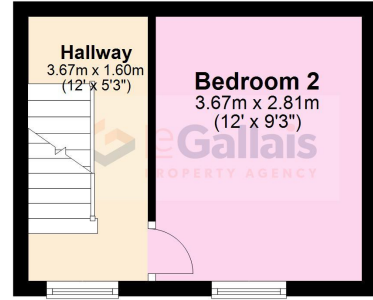




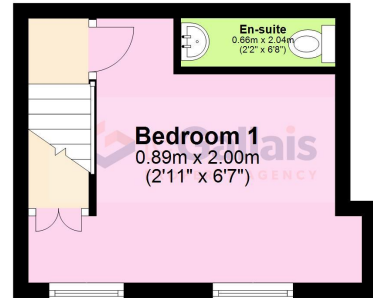
**Ground Floor**  
Approx. 29.1 sq. metres (312.7 sq. feet)



**First Floor**  
Approx. 16.5 sq. metres (178.1 sq. feet)



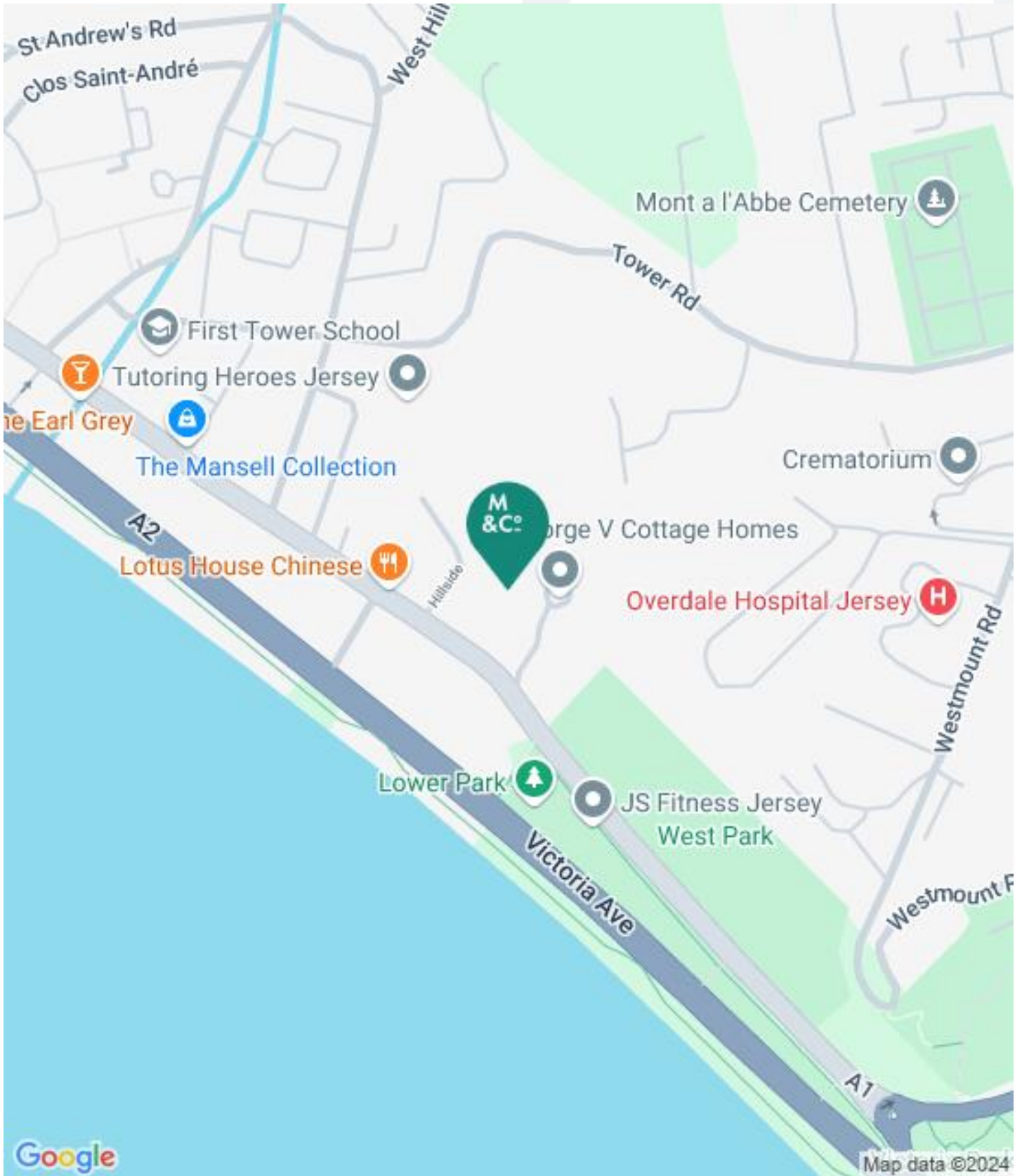
**Second Floor**  
Approx. 15.0 sq. metres (161.7 sq. feet)



**Total area: approx. 60.6 sq. metres (652.5 sq. feet)**

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.

Plan produced using PlanUp.







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