



St Brelade

£799,000

Beautifully presented apartment with sea views.



Prestigious gated development

Own private entrance

Triple aspect living space

South facing full width balcony

2 en-suite bedrooms

Stunning views over Portelet Bay







A most desirable property set in the prestigious gated Portelet Heights development. It offers more than one would expect from apartment living having its own private entrance, a triple aspect (being the end of the building) which allows the light to flood in.



Of particular note is the spacious drawing room with high ceiling and full height windows overlooking the communal gardens and the sea. As you enter this inviting room, you can actually feel yourself relaxing as the captivating views, transport you to another place. There is a south facing covered balcony, large enough for entertaining which runs the whole width of the main living space.

The interior of the apartment has been well designed, and the current owners have invested their love and time upgrading the fixtures and fittings to provide a very tasteful crisp white finish throughout.







Comprising: entrance hall, large guest cloakroom with hanging rail and storage, double doors to walk-in storage space (would make small study area), double doors to open plan sitting room/dining room/kitchen. The kitchen is fitted with quality Miele appliances. There is a separate utility room with storage cupboards. The main bedroom suite has fitted sliding wardrobes and an en suite bathroom with bath and walk in shower, bedroom two has fitted sliding wardrobes and en suite shower room.

Externally there are tennis courts situated behind the block and are for the exclusive use of all the occupants.







### SERVICES:

Main water and drains, electric air cooling/ heating system and some underfloor heating, double glazed and wired for surround sound.

Service charges: £2,200 per annum.

Parish Rates approx £500 pa.

The exterior of the building is due to be painted and funds are already allocated for this.  
Managing Agent are Assured Property Management.

Parking: Allocated parking for 2 cars closest to the apartment.

5 visitor parking spaces for whole block comprising 10 apartments.

Tenure and Category: Entitled and Flying Freehold





Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650



TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.5 SQ.M.)

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