

# Hunt | Estates



St Brelade

£1,325,000

Luxury apartment in St. Brelade's Bay



2 Beds & 1 large study

Double garage with storage space for shelving

Walk to St. Brelade's Bay

Large terrace



Kitchen with doors to rear balcony

Modern kitchen with island & integrated appliances

Close to restaurants, parks and bus stop





A luxury apartment set in prestigious building in St. Brelade's Bay. It is possible to walk to the beach, shop, restaurants, hotels, parks and bus stop.

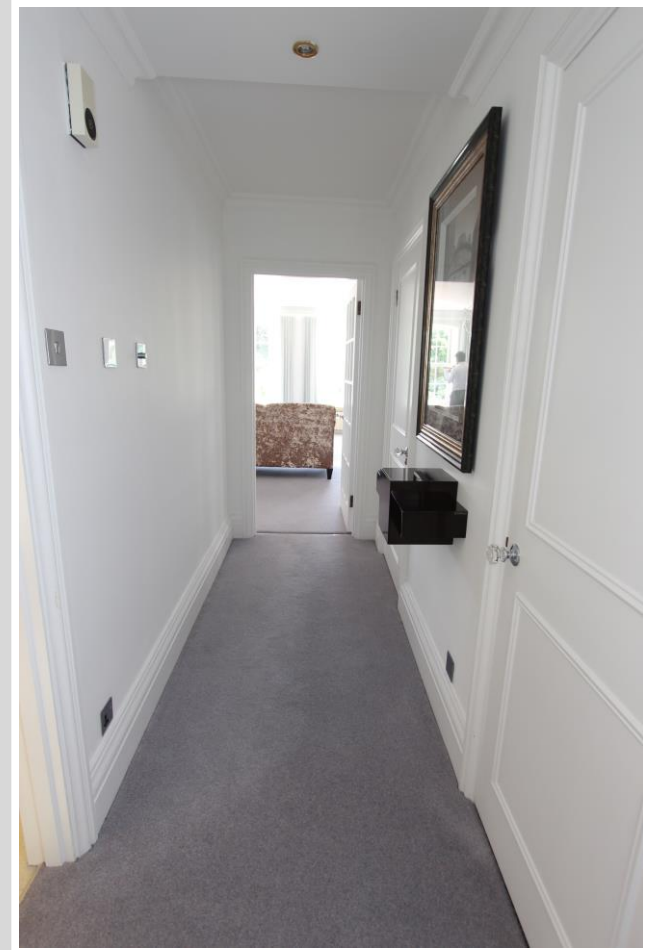
Internally, the apartment is light and airy with spacious rooms and has the benefit of a large terrace with access from the bedroom and dining room, making it ideal for al fresco entertaining. There is a 21ft sitting room, a beautifully fitted kitchen with centre island, modern bathrooms, and a large study with access to the rear balcony. There is good storage within the property in addition to a separate private store. Of particular note is the large double garage again with space for shelving or storage.

This beautiful apartment comes highly recommended and would suit a professional couple or those looking to scale down.

Comprises: - Entrance hall, cloakroom, utility cupboard with shelving, sitting room with triple windows facing south, doors to dining room with south windows and patio doors to very large sun terrace. Kitchen with fitted appliances, centre island and sliding door to small balcony, rear hall with storage cupboard, airing cupboard and waste shoot. Main bedroom suite with fitted wardrobes, en suite bathroom with twin wash hand basins and vanity unit with granite tops, large double bedroom with access to terrace, the study has fitted office furniture and a 'pull-down' bed, modern house shower room.

There is access to the rear of the apartment with gravel area creating a feeling of light and space to all rooms.







## SERVICES

Mains electricity, gas heating, mains water, mains drainage, service charge approx. £4,400.00 p.a .

Parking: Large double undercover garage. Visitor parking for the apartment block.

Category and Tenure: Entitled and Share transfer



TOTAL APPROX. FLOOR AREA 1771 SQ.FT. (164.5 SQ.M.)

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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

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