

# Hunt | Estates



St Brelade

£1,400,000

Contemporary duplex apartment in St. Aubin





This stunning south facing three bedroom duplex apartment is nestled in an elevated position offering panoramic views of St Aubin's Bay and is just a short stroll away from all the amenities and restaurants St Aubin has to offer.

Set in an elegant looking new development, with its own private entrance, this property has been finished to a very high standard throughout by a local developer.



The triple aspect living space is situated on the first floor allowing the light to flood in through the sash windows and offers views across the Bay. This property is perfect for entertaining before dining in one of St Aubin's many eateries.



Comprising: Entrance hall, double bedroom with en suite shower room and double doors out onto the patio area, a further double bedroom with en suite shower room and the main bedroom with dressing area and en suite bathroom.

First Floor: Open plan living/kitchen with bi-folding doors to Juliet balcony, utility room and cloakroom.



Open plan living

3 en suite bedrooms

2 undercover parking spaces

Patio

Light and bright

High specification fixtures and fittings

Video entry system

Sea views

Stroll to St Aubin





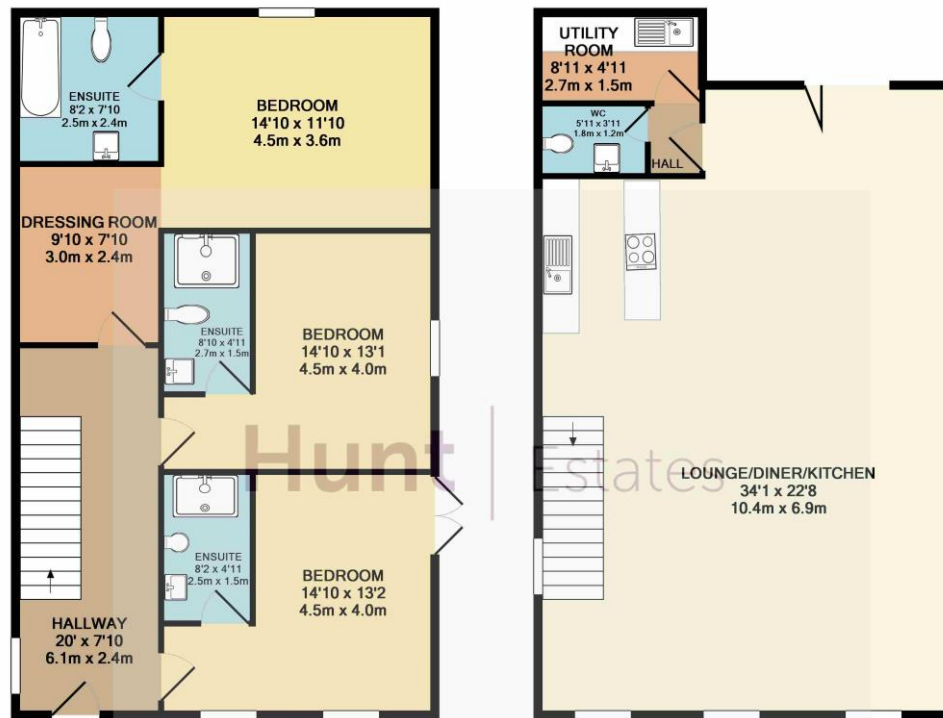


## SERVICES

All mains except gas.  
Fully double glazed with sash windows.

Parking: Two allocated undercover parking spaces  
plus visitor parking.

Category & Tenure: Entitled and Flying Freehold



GROUND FLOOR  
APPROX. FLOOR AREA 862 SQ.FT. (80.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 808 SQ.FT. (75.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1670 SQ.FT. (155.1 SQ.M.)**

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

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