

# Hunt | Estates



St Ouen

£895,000

High quality duplex apartment







The green undulating countryside gives way to the golden sand and glistening blue sea, a gift that any new owner will come to appreciate daily. One can enjoy a lifestyle in touch with nature for beach and cliff path walks, foodies will enjoy cafes, pubs and a restaurant just a short stroll away. Nearby are village amenities or the great expanse of St. Ouen's Bay for surfing, golf or the many other activities available in this beautiful coastal area.

Great care and attention has been given to the aesthetic feel and architecture of the building. The main feature is the traditional use of Jersey granite which compliments the historic Napoleonic Martello Tower, and with the incorporation of glass and stainless steel, this adds relief, reflects the light of the sun, sky and sea to give a striking visual but environmentally pleasing impact. Internally, each of the foyers (of which there are three) depict some of the history of Greve de Lecq. Such is the care and thought given to every aspect of the build.



Nestled in Greve de Lecq Bay

Moments from the beach

Main bedroom with en suite bathroom

Beautifully presented

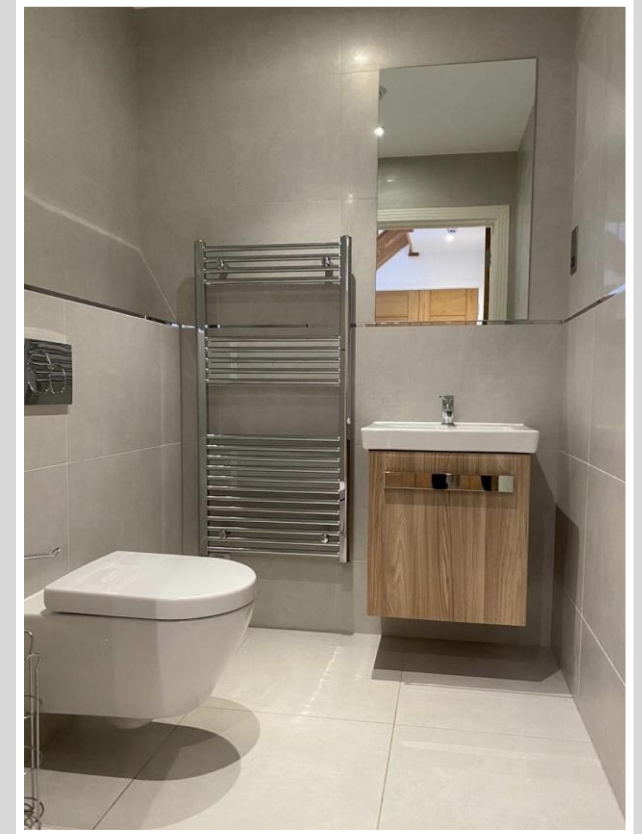
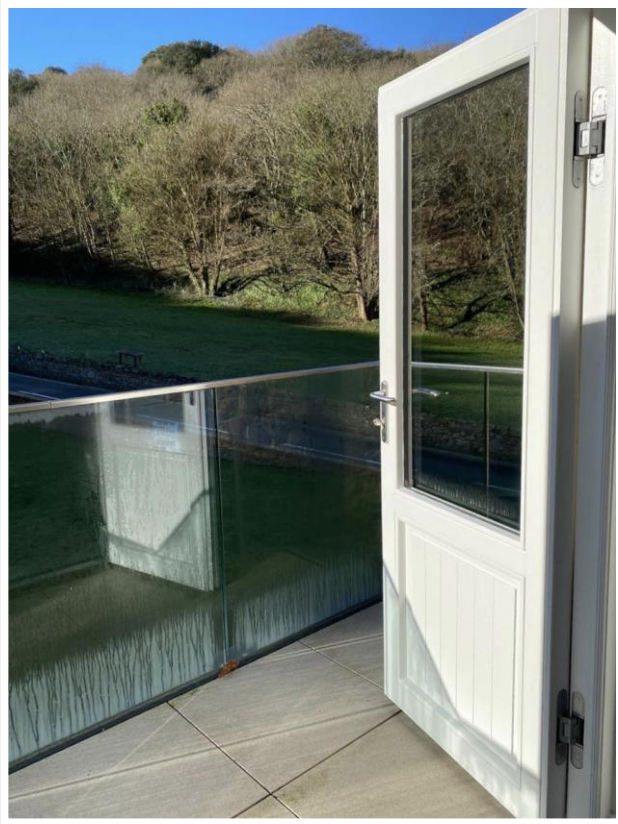
2 designated undercover parking spaces

Lift service

Patio and garden

Private walk-in store





This first floor duplex apartment is light and spacious with a large south facing patio and garden, which enjoys the sun for most of the day. At over 1,500 sq ft, this superb apartment will feel more like living in a house and is ideal for those looking to downsize and enjoy the outdoors, with the beach and cliff path walks just moments away.

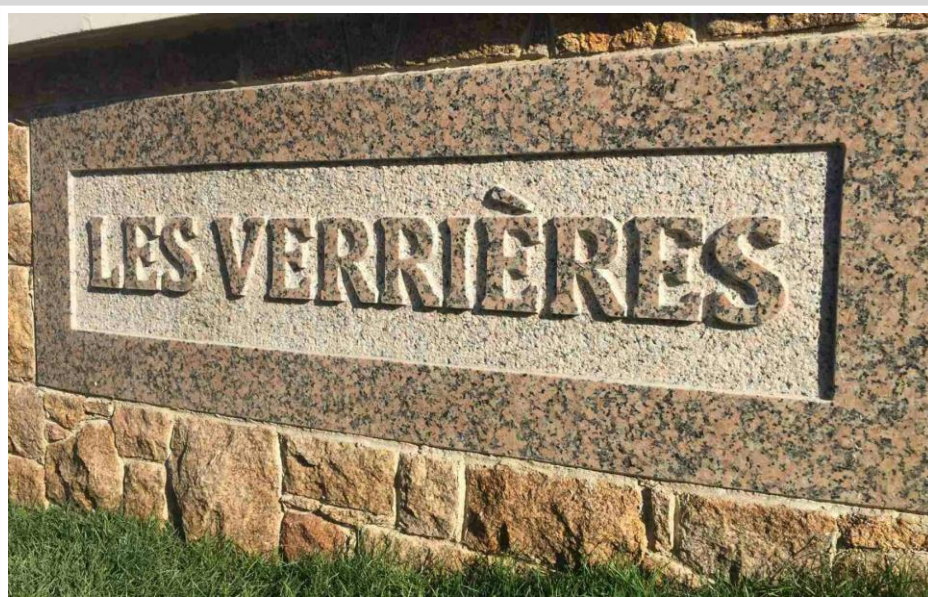
Finished to the highest standard and thoughtfully built to compliment and blend in with its surrounding, this apartment is a must see.





Comprising: entrance hall, cloak room, large open plan living room/dining room/kitchen with access to patio and garden.

Upstairs there are 2 generous en suite bedrooms, one of which has a private balcony.





## SERVICES

All mains, electric heating, aluminium powder coated double glazing and some wooden double glazing.  
Lift service. Private walk-in store.

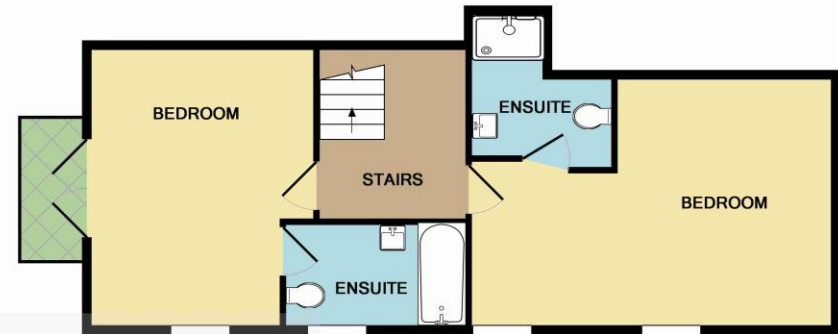
Parking: Two designated undercover parking spaces. External visitor parking. Ample public parking close by.

Category & Tenure: Flying Freehold & Entitled





LOWER FLOOR



UPPER FLOOR

## 8 LES VERRIÈRES

TOTAL APPROX. FLOOR AREA 1536 SQ.FT. (142.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any errors. You may not make a permanent copy of or reproduce this floor plan in any form as the intellectual rights belong to Hunt Estates Limited.

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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

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