

Hunt | Estates



St Aubin

£1,395,000

Panoramic views over St Aubin's Harbour and across the bay



Purpose built 2 bedroom apartment

Views over St Aubin's Bay and harbour

Close to restaurants, shops and bars

Easy access to St Helier and airport

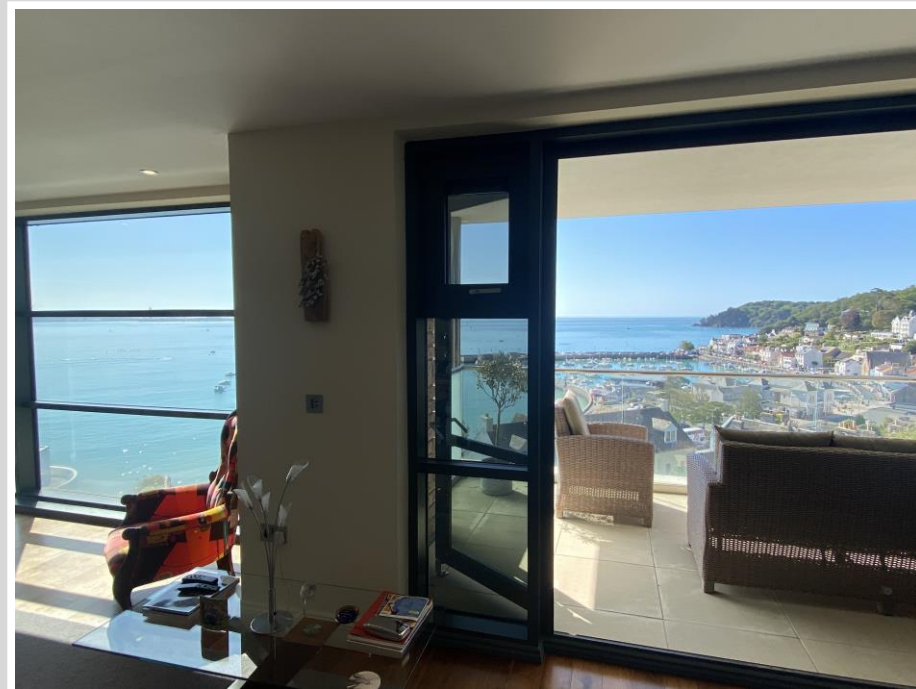
Main bedroom suite with walk-in dressing room



This two bedroom purpose built apartment is located in a prestigious block of just 5 apartments on a promontory high above St Aubin's Harbour and Fort at Mont de La Rocque, enabling you to enjoy the marine seascape, promenade lights and activity that make this area so sought after.

Within walking distance are the many restaurants, shops, bars, chemist and Parish Hall. There is a frequent bus service from St. Aubin either to town or to the airport and St. Brelade's Bay. This luxury apartment is ideal for those looking to scale down, and with a low maintenance home, there are no worries when you want to spend time travelling.





Comprising: Entrance hall with utility cupboard, guest cloakroom, open plan living/dining/kitchen area facing due south with full height windows and doors to the sun terrace so you can enjoy the beautiful views whilst you cook, eat and relax. The kitchen is fitted with quality appliances and a breakfast bar.

The main bedroom also has access to the terrace and is enhanced by a walk - through dressing room leading to the en suite bathroom which is equipped with bath and separate shower. The second bedroom has a feature window that provides views towards St. Helier and has a generous en suite bathroom.

Externally, there is a gated entrance to the covered car parking area and a private pathway directly to St. Aubin.

Visitor parking is outside the main apartment block gates. There is a lift to all floors.







SERVICES

All mains, electric underfloor heating, double glazed

Parking: 2 cars plus visitor parking

Category and Tenure: Entitled and Flying Freehold

Services charges: £722.50 per quarter

GROUND FLOOR
1398 sq.ft. (129.9 sq.m.) approx.



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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