



St Brelade

£3,950 PCM

Contemporary duplex apartment in St. Aubin





This stunning south facing two 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. There are views from both the living space and the master bedroom. With parking limited in St Aubin this property has two allocated undercover parking spaces plus visitor parking too.



Comprising: Entrance hall, open plan living/kitchen with doors out onto the rear outside space, W.C and utility. On the first floor there are two double bedrooms both with en suite bathrooms.



Open plan living

2 en suite bedrooms

2 undercover parking spaces

Gravelled outdoor area

High specification fixtures and fittings

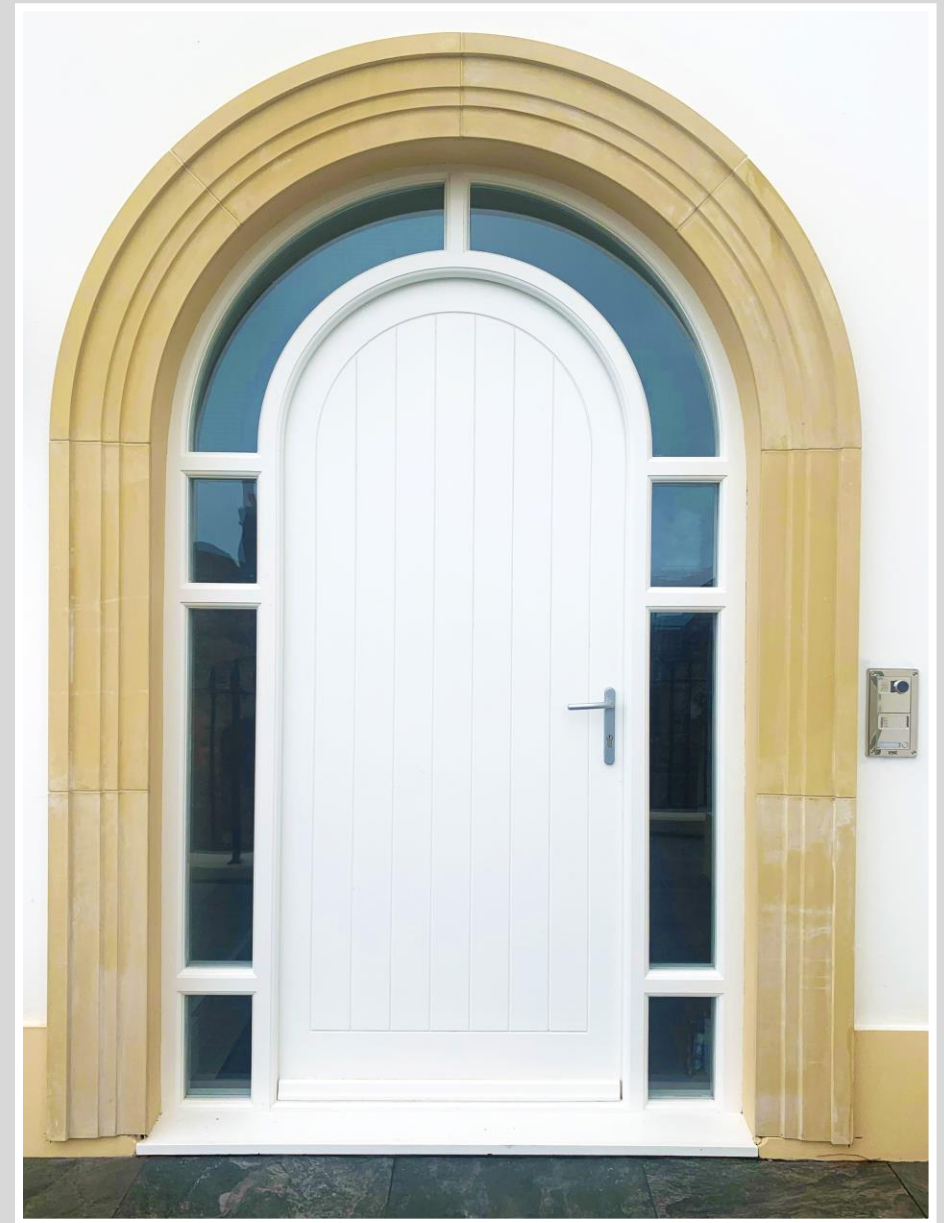


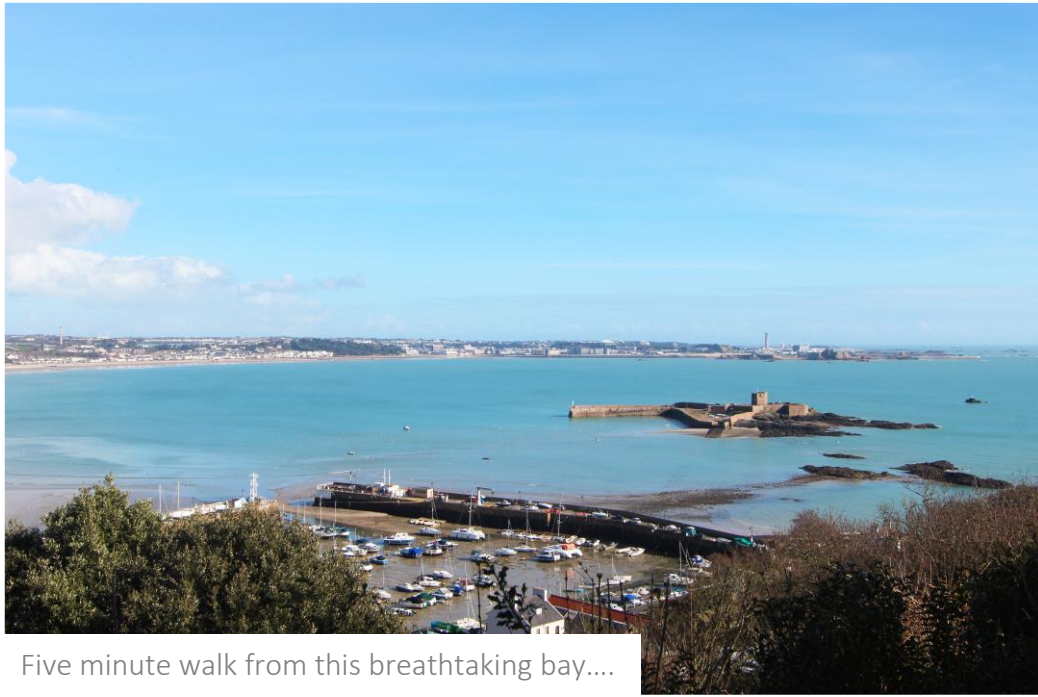
Light and bright

Video entry system

Sea views

Stroll to St Aubin





Five minute walk from this breathtaking bay....



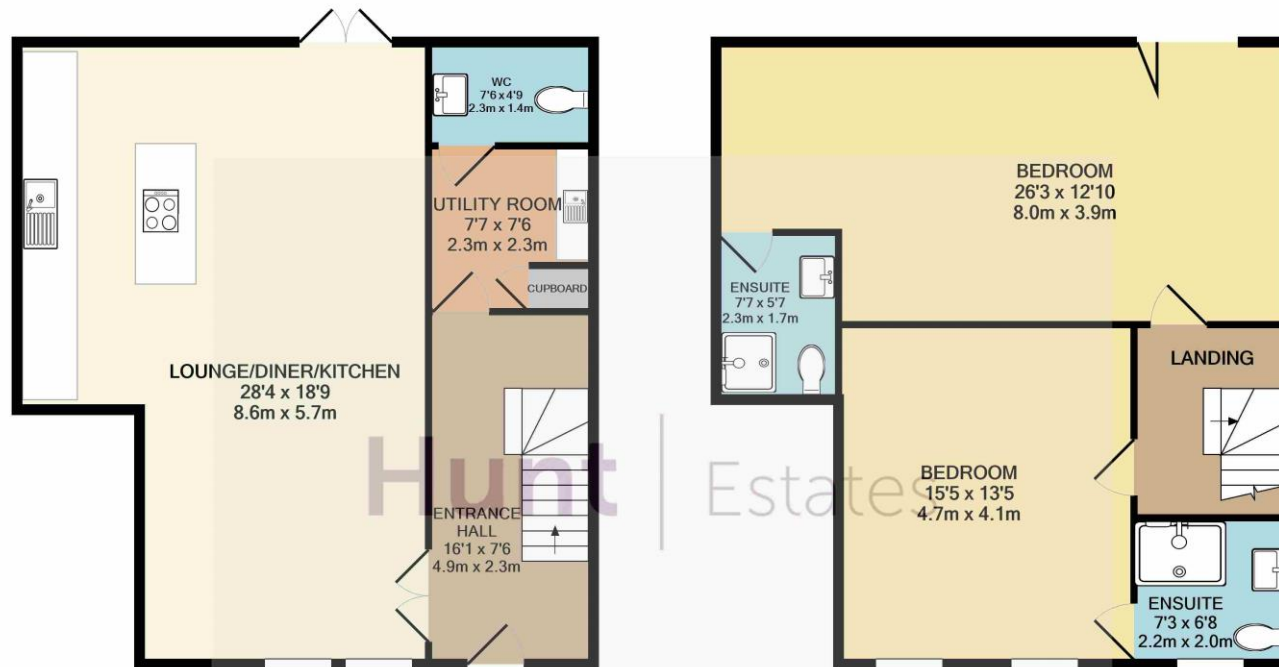
Lots of shops, cafes and restaurants on your door step.

## SERVICES

Services: All mains except gas. Fully double glazed with wooden sash windows.

Parking: Two allocated undercover parking spaces plus visitor parking.

Available immediately to entitled residents.



GROUND FLOOR  
APPROX. FLOOR  
AREA 679 SQ.FT.  
(63.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (125.8 SQ.M.)**

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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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