



**CHRISTIE'S** | **Hunt Estates**  
INTERNATIONAL REAL ESTATE

Luxurious Two Bedroom Apartment, 1 La Rocque  
St. Brelade, Jersey

## LUXURIOUS TWO BEDROOM APARTMENT, 1 LA ROCQUE

Built in 2015 above St. Aubin at Mont de la Rocque, just walking distance from the beach and the village of St. Aubin, we are pleased to offer a luxurious two-bedroom apartment.

The floor space of 2,124 sq. ft has been fitted out to the highest standard with stylish wooden floors, plentiful discrete cupboards, sleek and luxurious bathrooms and fitted kitchen.

The main living space is open plan with zoned kitchen, dining and sitting areas.

There is a balcony that runs the full length of the apartment, with the acquisition of the shrubbed level outside the balcony, the balcony can be extended offering a great entertaining space. It faces South/West, and it can be accessed from the main sitting room, kitchen, and bedroom 1.

Both bedrooms have luxury en-suite bathrooms and dressing areas.

There is also a separate utility room and cloakroom.

Externally there is visitor parking and two secure enclosed parking spaces and a storage cage for bicycles.

An attractive courtyard that is open to the sky, provides access the apartment, which enjoys its own separate entrance.

There is the opportunity for the new owner to also purchase Apartment 2 to combine both apartments into one larger apartment, with planning permission already granted, this could offer accommodation with four bedrooms, of which can be used in a variety of ways e.g., room for a gym and steam/shower room in addition to four bedrooms, or there could be a second kitchen area (as now) to support the two-bedroom integral unit. The co-joined apartments really can be flexible as required by the new owner.

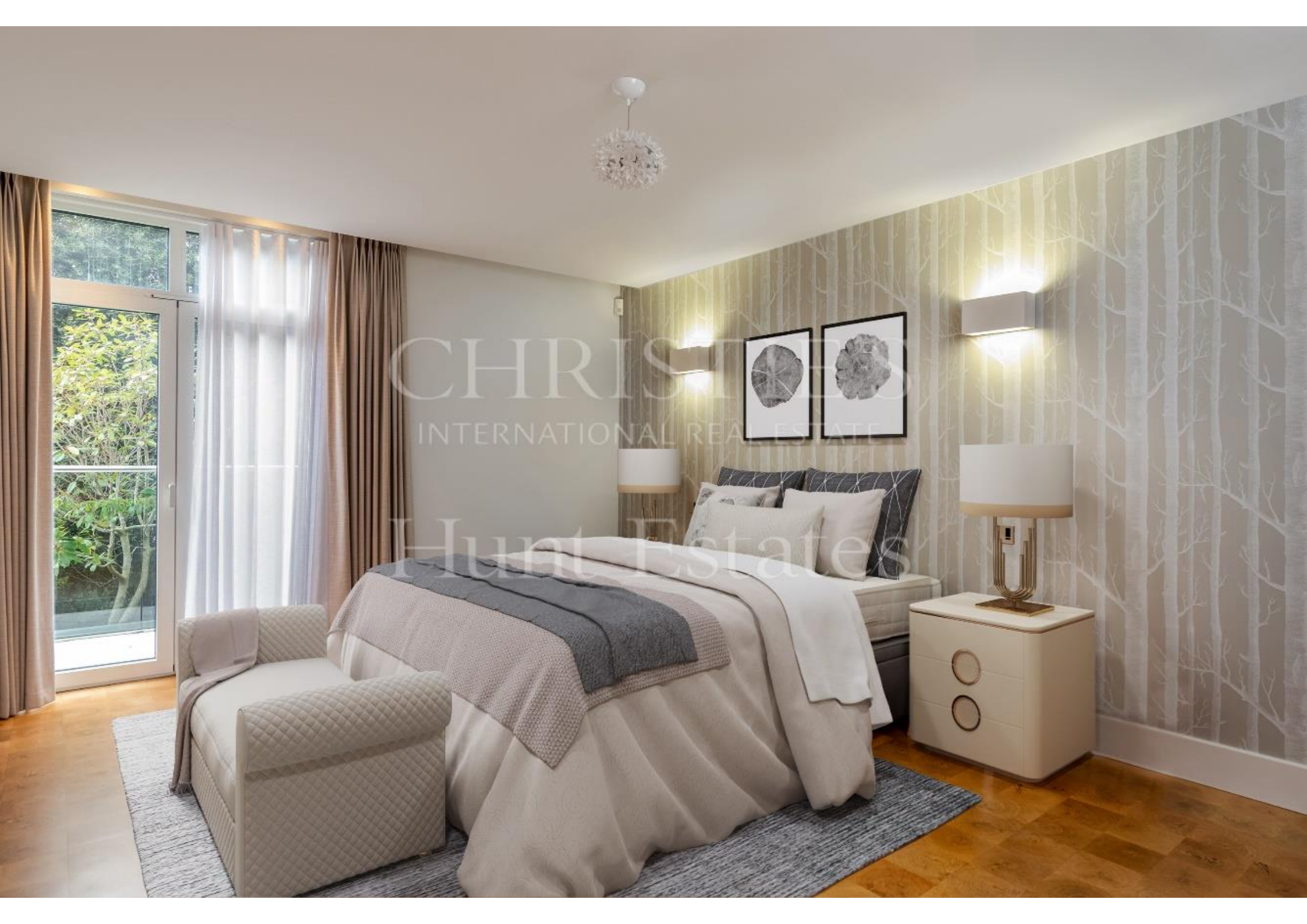
Please note some of the images included are computer generated to give an idea of how furniture can be arranged and fit in the space.



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The apartment is set in a small select development.

In the immediate vicinity can be found a wide range of restaurants, coffee shops and bars that make up this beautiful sea front village.

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FRANCESCO

## FEATURES

- Prestigious development
- Accommodation of approx. 2,124 sq. ft
- Two en suite bedrooms with dressing areas
- Open plan living space
- Extensive wrap-around balcony
- Potential integral unit or extended living area if combined with Apartment 2
- Walking distance from the beach and St. Aubin's village

## INFORMATION

- Main drains and water
- Electric underfloor heating
- Secure parking for two cars
- Storage cage
- Electric underfloor heating
- Flying Freehold and Entitled



Gill Hunt, Fellow NAEA  
Director

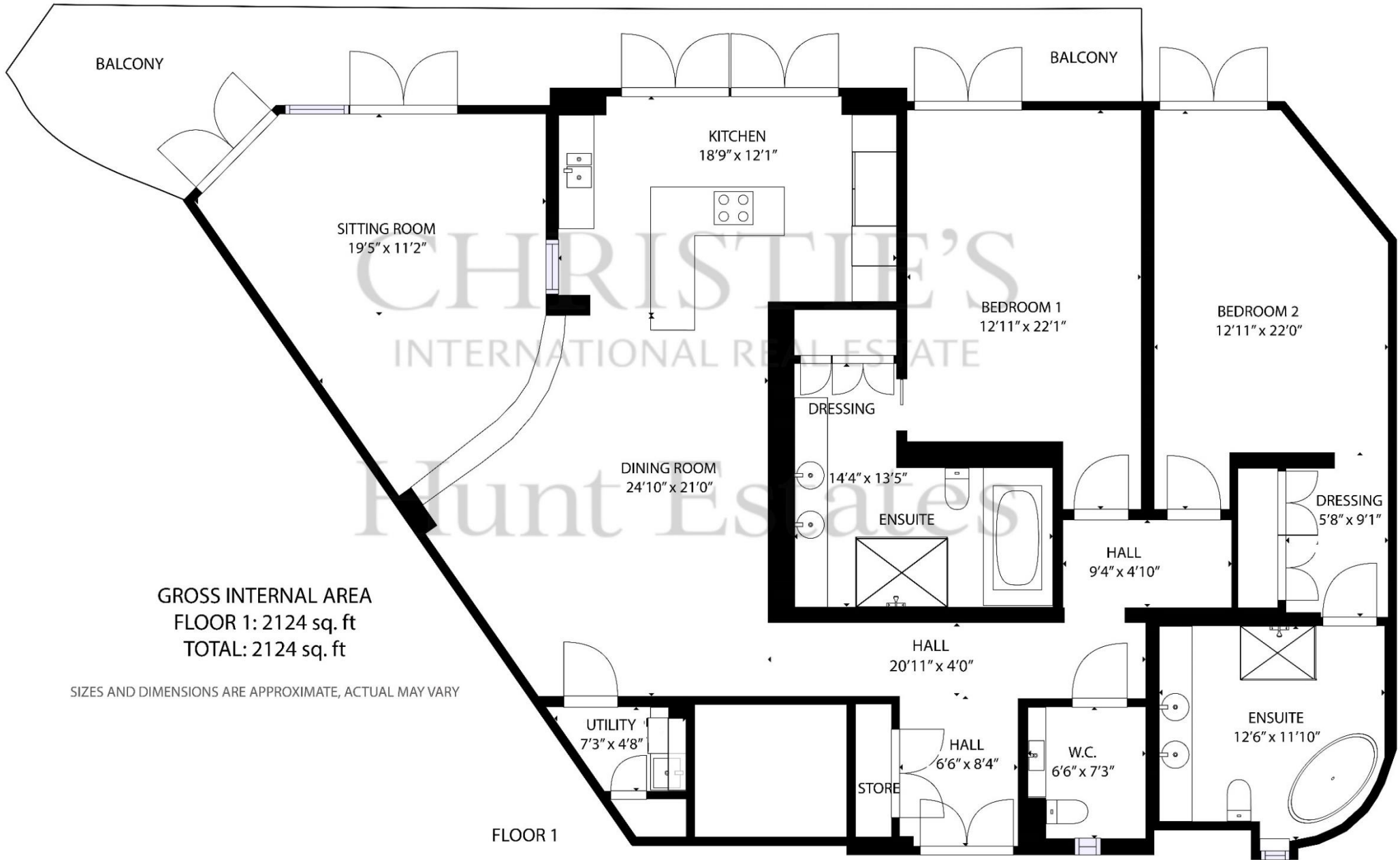
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GROSS INTERNAL AREA  
FLOOR 1: 2124 sq. ft  
TOTAL: 2124 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

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