



## CONTEMPORARY DUPLEX APARTMENT IN ST. AUBINS

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 development built in 2020, 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 main bedroom.

Ground floor comprising; entrance hall, open plan modern kitchen/sitting room/diner, utility room and cloakroom.

First floor comprising; main bedroom suite with a balcony facing to the rear and a second double bedroom with en suite shower room.

With parking limited in St. Aubin this property has two allocated undercover parking spaces plus visitor parking too. It also benefits from a gravelled outdoor area.

Just a walk down the High Street takes you to the heart of St. Aubin's village where you can enjoy the many restaurants and cafes around the harbour or walk along the promenade that runs along the entire bay. For those who enjoy swimming and water sports, the beach and facilities are just a short walk away.

Tenant is currently in-situ until January 2024.

Viewings come highly recommended.



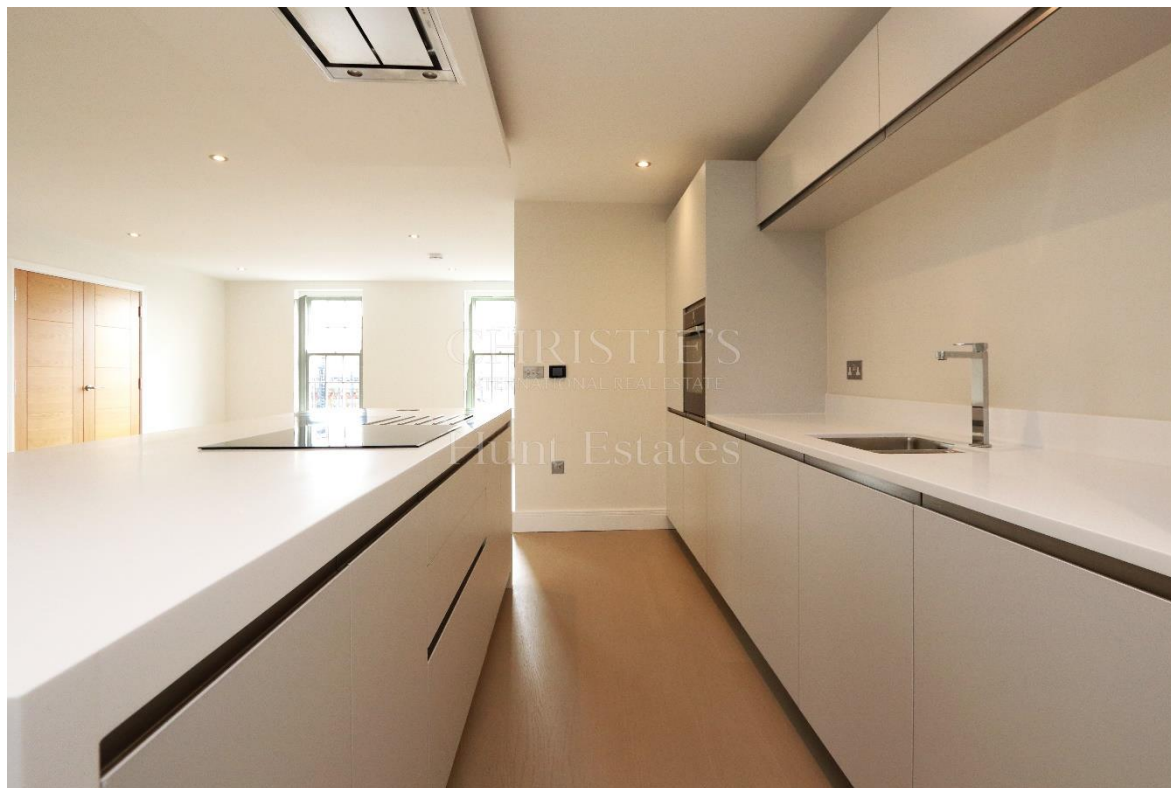
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Hunt Estates





CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Hunt Estates





CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Hunt Estates





CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Hunt Estates





## FEATURES

- Modern, open plan living
- Two-bedroom duplex apartment in cobbled High Street
- Gravelled outdoor area
- Balcony off main bedroom
- High specification fixtures and fittings
- Light and bright throughout
- Sea views from sitting room and main bedroom
- Short stroll to St. Aubin



## INFORMATION

- Mains water and drains
- Electric underfloor heating throughout
- Fully double glazed with wooden sash windows
- Video entry system
- Two allocated undercover parking spaces plus visitor parking
- Parish rates for 2022 were £827.82
- Tenant is currently in-situ until January 2024.
- Flying Freehold and Entitled/Licensed

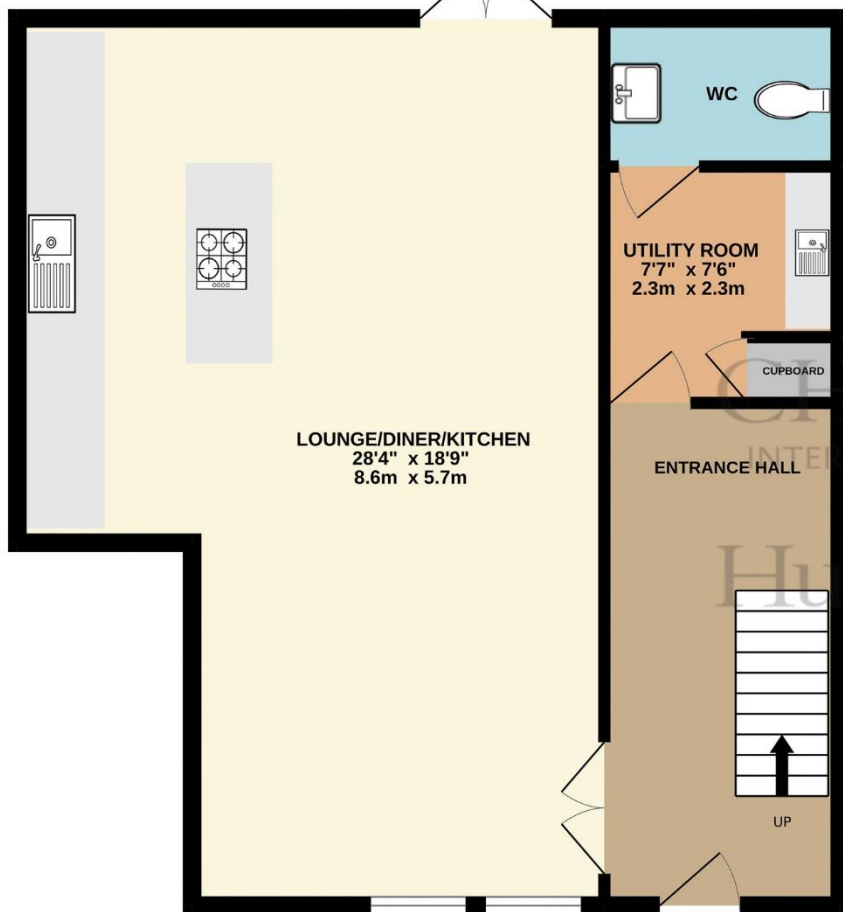


Gill Hunt, FNAEA  
Director

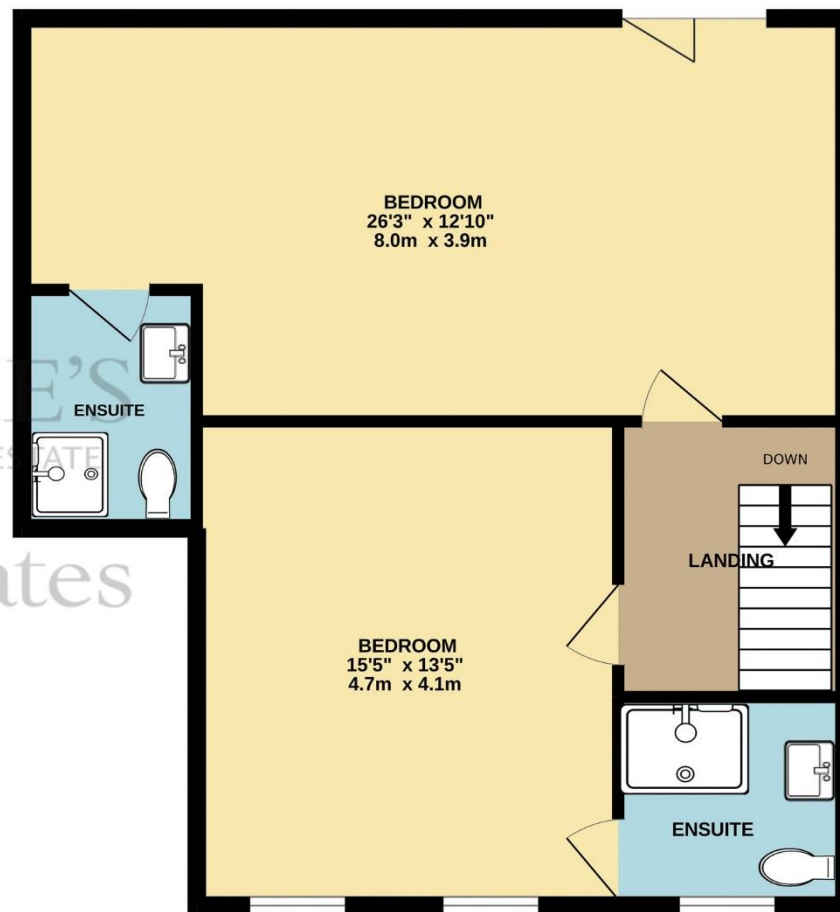
[gill@huntstates.com](mailto:gill@huntstates.com)  
T +44 (0)7797 721881  
[www.huntstates.com](http://www.huntstates.com)  
9 New Street, St Helier,  
Jersey, JE2 3RA

CHRISTIE'S | Hunt Estates  
INTERNATIONAL REAL ESTATE

**GROUND FLOOR**  
679 sq.ft. (63.0 sq.m.) approx.



**1ST FLOOR**  
676 sq.ft. (62.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1355 sq.ft. (125.8 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.

Made with Metropix ©2022

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates (or Christie's Jersey) 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.

# CHRISTIE'S | Hunt Estates

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto:enquiries@huntestates.com)

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Christie's Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Christie's Hunt Estates.