



## 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.

Please note that there is a tenant currently in-situ.

Viewings come highly recommended.



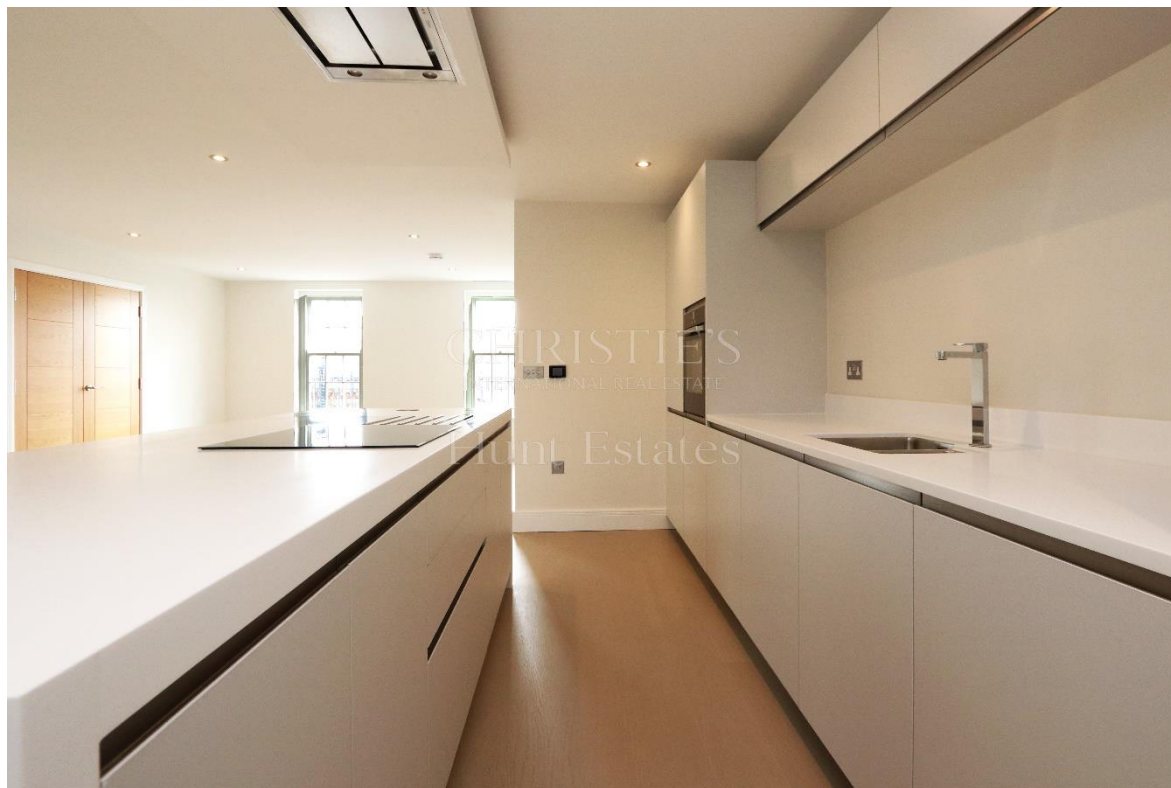
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## FEATURES

- 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 currently in-situ
- Flying Freehold and Entitled/Licensed

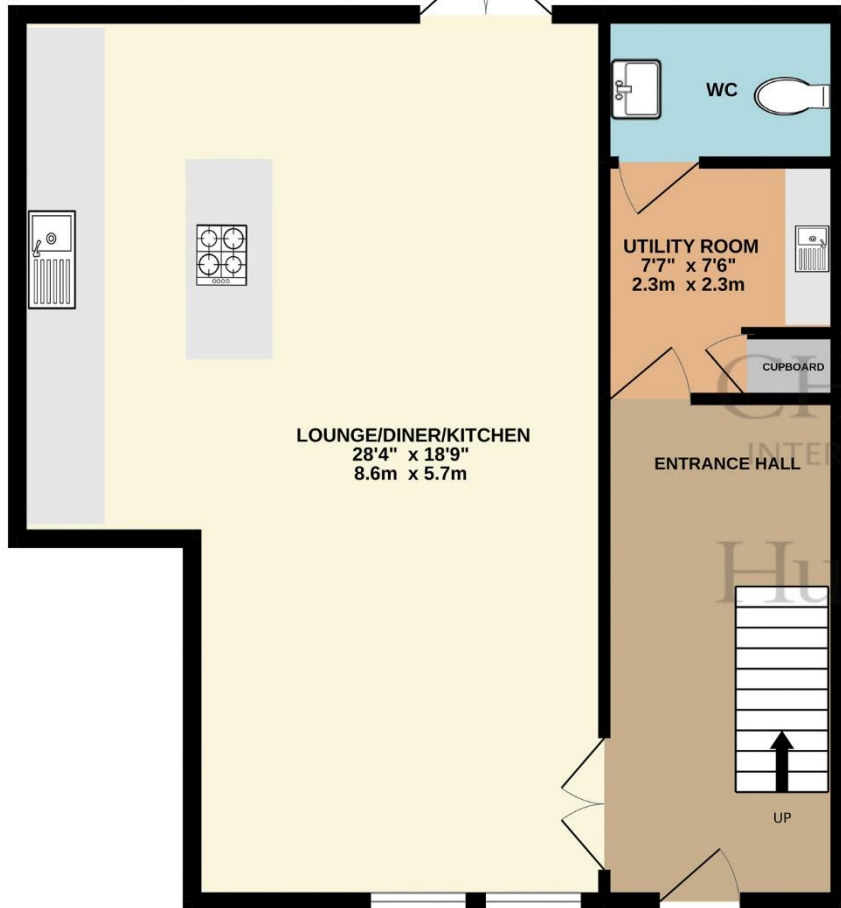


Gill Hunt, FNAEA  
Director

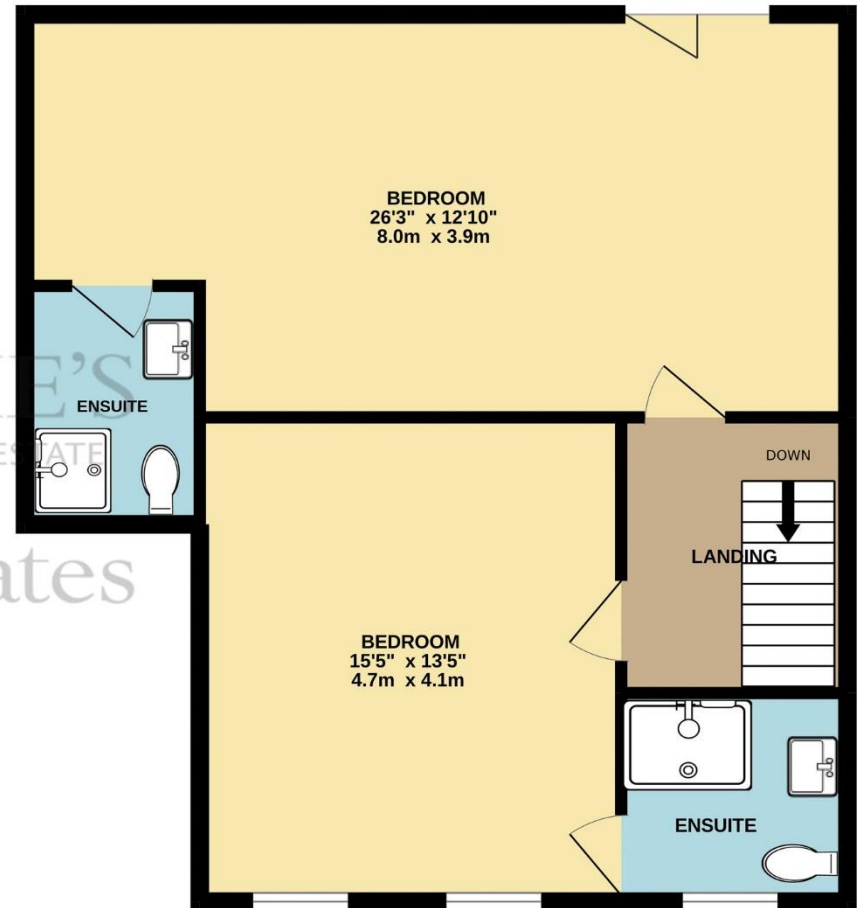
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GROUND FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



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.  
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