



## BRAND NEW THREE BEDROOM APARTMENT WITH STUNNING VIEWS

We are delighted to offer this brand new three-bedroom, two-bathroom apartment, which is one of only four in the South block of the new Horizon development. The apartment is situated on the 7th floor and has been finished in line with the top gold specification. It boasts stunning sea and harbour views from Elizabeth Castle across St. Aubin's Bay.

As you enter the apartment, you are immediately struck by the floor to ceiling, picture window encapsulating the majestic view of Elizabeth Castle. The view is impressive both day and night.

There are three balconies for your enjoyment.

Comprising; entrance hall, open plan, modern sitting area with fully fitted kitchen with Miele appliances and floor to ceiling windows, which allow lots of light to flood through the apartment.

There are three double bedrooms, all with fitted wardrobes, the main having an en suite bathroom, a house bathroom, a utility cupboard with a washer/dryer plus a separate hall storage cupboard.

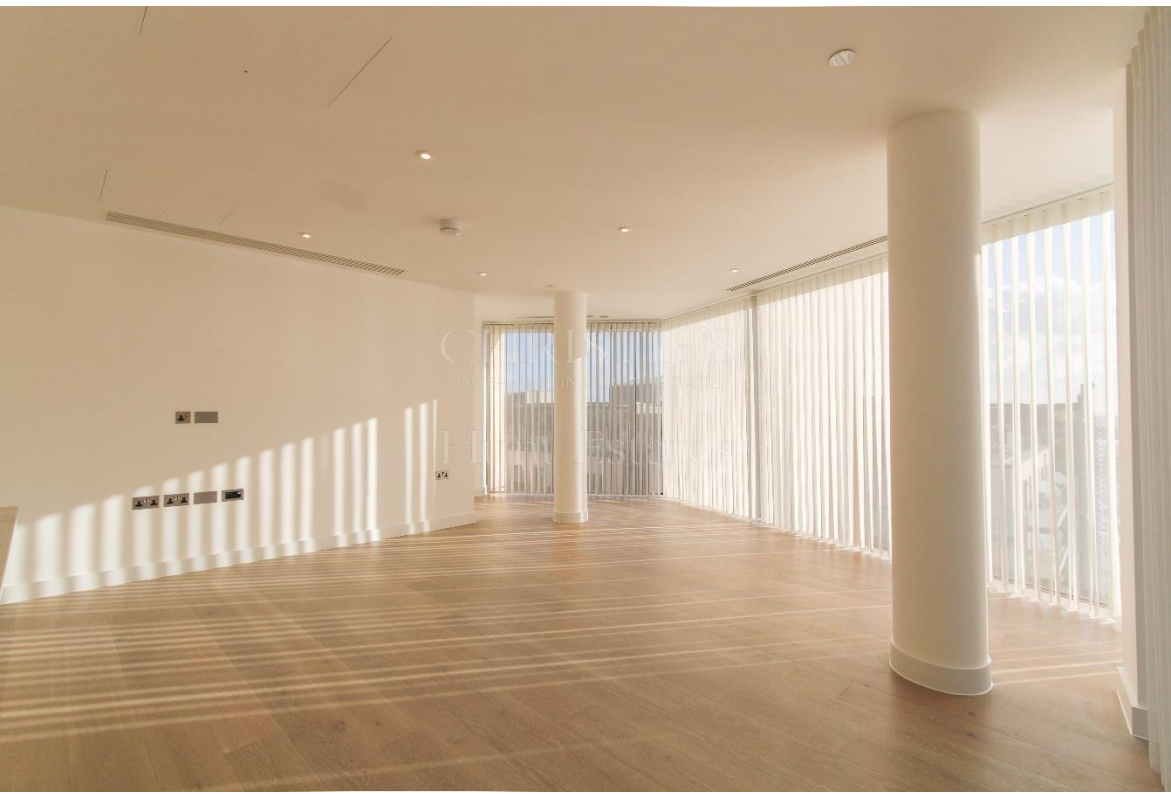
The apartment benefits from two undercover parking spaces and a separate storage unit.

The beautiful marina and sea views, the close proximity to St. Helier town centre together with all the facilities at the Waterfront, make this an ideal location for a perfect work-life balance in Jersey's bustling and vibrant capital, St. Helier.

Viewings are highly recommended by the vendor's sole agent.











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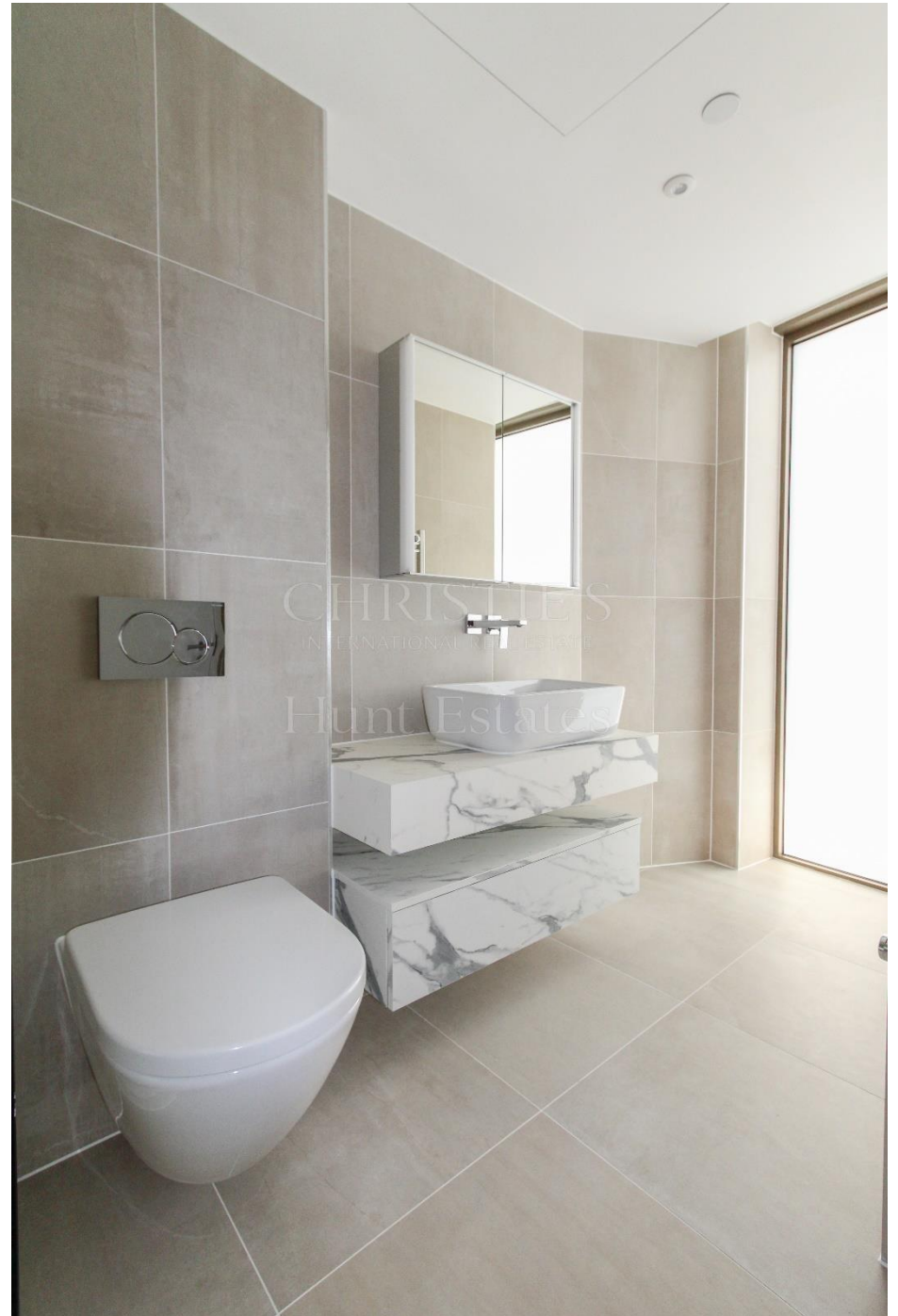














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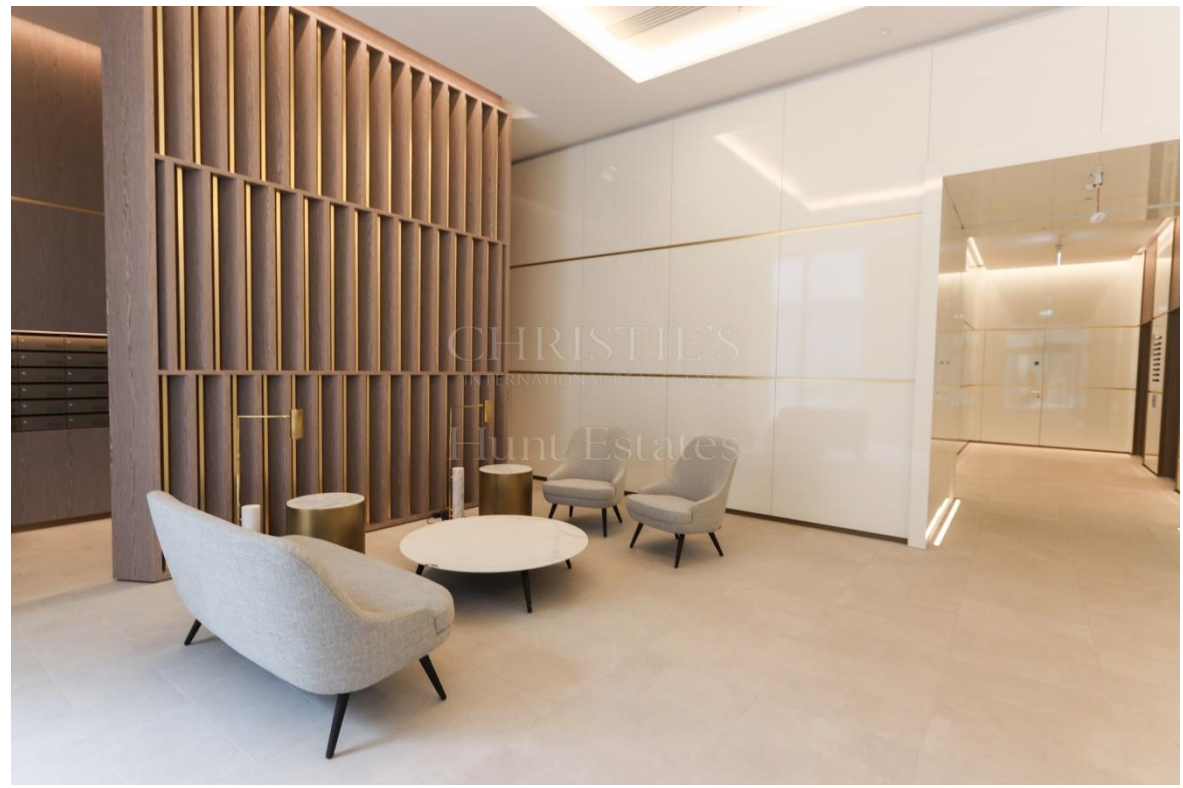


## FEATURES

- Stunning sea and marina views
- Brand new 7th floor apartment
- Three-bedrooms, two bathrooms
- Three balconies
- Bright and airy with floor to ceiling windows
- Modern open plan sitting room/kitchen with island
- Separate storage unit
- Utility cupboard with washer/dryer and separate storage cupboard

## INFORMATION

- Mains water and drains
- Comfort cooling and heating system to sitting room/kitchen and bedrooms
- Electric underfloor heating to bathrooms
- Triple glazed
- Lift service
- Concierge service and CCTV
- Colour video entry door system
- Two secure undercover parking spaces
- Quarterly service charges of £1,682.39 to include management fees and company expenses, concierge service, communal electricity, communal cleaning, property management consumables/security and maintenance, internal and external communal lighting, building Insurance, lifts insurance and maintenance, all Parish Rates, water consumption, landscaping and maintenance, window cleaning.
- Share transfer





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▼ Gross Internal Area

113.54 m<sup>2</sup> / 1221.69 ft<sup>2</sup>

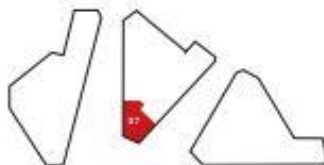
▼ External Dimensions

22.9 m<sup>2</sup> / 246.5 ft<sup>2</sup>

▼ Approximate Room Dimensions

A	W: 8.18m / 26.8 ft	X	L: 5.23m / 17.2 ft
B	W: 3.77m / 12.4 ft	X	L: 4.19m / 13.7 ft
C	W: 2.85m / 9.4 ft	X	L: 3.95m / 13 ft
D	W: 1.75 / 5.7 ft	X	L: 4.35m / 14.3 ft
E	W: 2.4m / 6.6 ft	X	L: 1.7 / 5.6 ft
F	W: 1.72m / 5.6 ft	X	L: 3.61m / 11.8 ft
G	W: 1.79m / 5.9 ft	X	L: 5.38m / 17.7 ft
H	W: 1.8m / 5.91 ft	X	L: 4.96m / 16.3 ft
I	W: 1.8m / 5.91 ft	X	L: 5.43m / 17.8 ft

▼ Locator



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