

# ONE, LA ROCQUE



**2**

BEDROOMS

**2**

BATHROOMS

**2,038**

SQ FT

**4.0%**

YIELD

**£1,150,000 ST. BRELADE**

This luxury apartment is set within the exclusive La Rocque development nestled on the hillside above the beautiful St. Aubin's Harbour. Boasting two double bedrooms both en-suite, an open plan kitchen/dining/sitting area, separate utility and cloakroom, this contemporary apartment benefits from meticulous craftsmanship and bespoke finishes throughout. Externally, the apartment offers a wraparound West facing terrace perfect for al-fresco dining, two allocated parking spaces plus visitor spaces and an external lock-up storage facility. Located just a short stroll away from the array of shops, bars, cafes and restaurants St. Aubin's has to offer, this high-end specification apartment is the perfect property for those looking to downsize, professionals looking for a low-maintenance executive lifestyle as well as those looking for a buy-to-let investment. For more information or to arrange a viewing please contact us at [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) or call us on 01534 717100.



**LIVINGROOM**  
The Channel Island Estate Agent











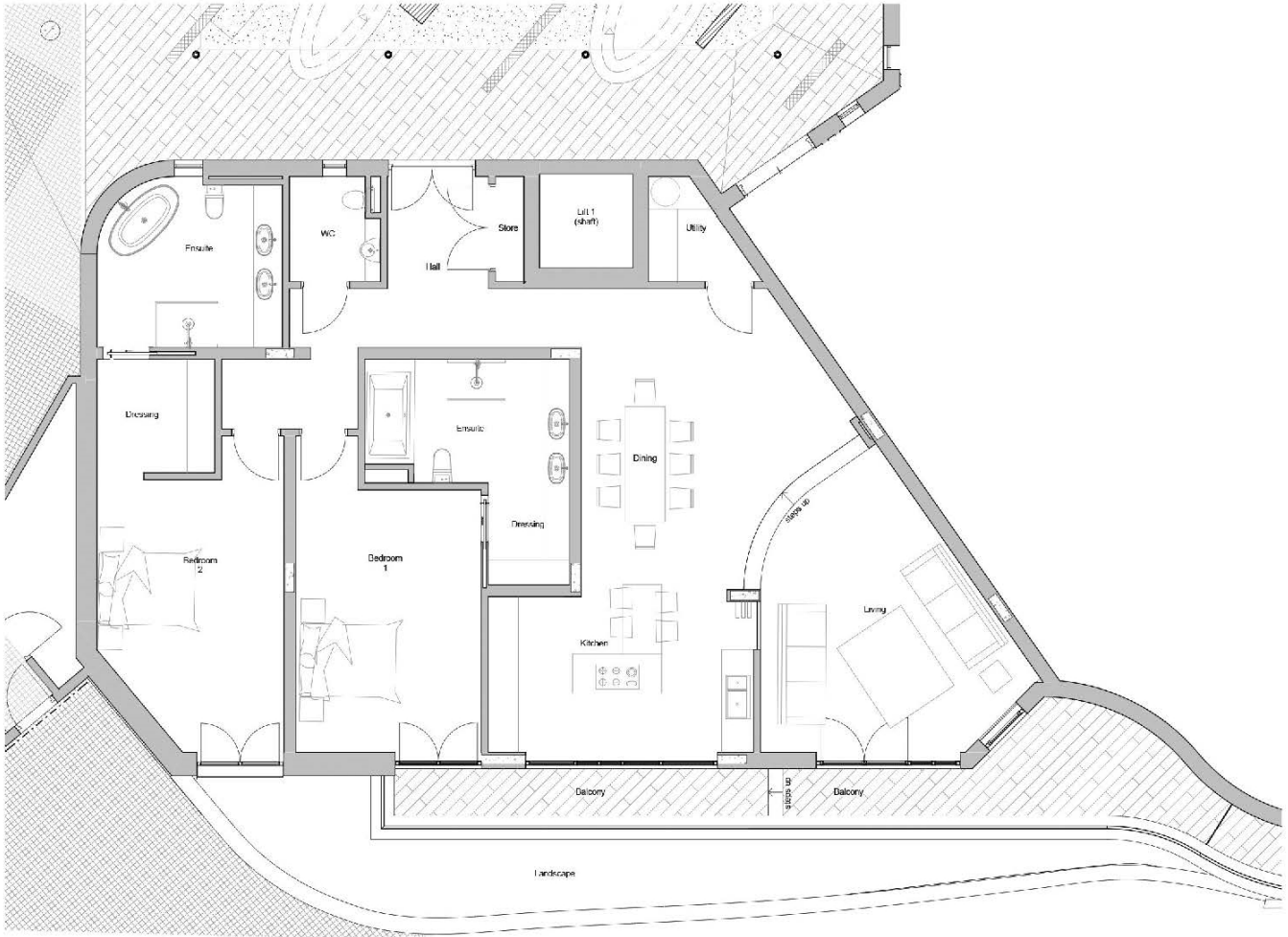












**1** APARTMENT 01 LAYOUT  
1 : 50



|                               |              |
|-------------------------------|--------------|
| <b>Entrance Hall</b>          | 38'6 x 16'8  |
| <b>Cloakroom</b>              | 6'3 x 9'7    |
| <b>Storage</b>                | 2'5 x 9'7    |
| <b>Sitting/Dining Room</b>    | 27'2 x 25'4  |
| <b>Kitchen</b>                | 12'9 x 10'0  |
| <b>Utility Room</b>           | 9'2 x 9'7    |
| <b>Primary Bedroom</b>        | 12'10 x 22'2 |
| <b>En-suite/Dressing Room</b> | 14'2 x 15'4  |
| <b>Bedroom 2</b>              | 15'9 x 22'2  |
| <b>Dressing Room</b>          | 10'9 x 7'10  |
| <b>En-suite</b>               | 15'4 x 11'10 |

**KEY FACTS**

Luxury development consisting of just nine apartments  
 High specification finishes throughout  
 2,038 sq. ft. plus 231 sq. ft. balconies  
 Open plan kitchen/dining/sitting area  
 Separate utility room  
 Private terrace perfect for al-fresco dining  
 Two allocated parking spaces plus visitor spaces & private storage unit  
 Short stroll to St. Aubin's Harbour  
 High ceilings throughout  
 10 minutes drive from Jersey Airport  
 Currently rented until July 2025  
 Investors only

**SERVICES**

Mains water services

**DRAINAGE**

Mains drainage

**HEATING**

Electric underfloor heating throughout

**APPLIANCES - KITCHEN**

Miele appliances

**BATHROOM SUITE**

Victoria & Albert / Duravit

**LIGHTING**

Lutron lighting system throughout

**SERVICE CHARGE**

£5,785 per annum

**TENURE**

Flying Freehold

**POTENTIAL RENTAL INCOME**

£3868 per month

**IMPORTANT NOTE**

Pets Permitted

**INCLUSIONS**

As Per Inventory

**SCHOOL CATCHMENT**

Mont Nicolle  
 Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£1,150,000**



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