

THREE & FOUR, LA ROCQUE

SOLE AGENT



4

BEDROOMS

4

BATHROOMS

4,118

SQ FT

£3,400,000 ST. BRELADE

Livingroom are delighted to offer a rare opportunity to purchase two luxurious apartments that have plans passed to combine into one large four bedroom, four bathroom apartment. Take advantage of the variety of internal layout options available, allowing you to create a home that suits your unique needs and lifestyle. In addition to fantastic sleeping accommodation this high-specification apartment will offer an expansive living area with a curved wall of bi-folding doors that provide an abundance of natural light and spectacular sea views. Enjoy a seamless transition between indoor and outdoor living with a large terrace and wrap-around balcony, perfect for al-fresco dining. You'll be able to entertain guests in style, taking advantage of the afternoon sun and views as far as the horizon. Located just a short stroll away from the array of shops, bars, cafes, and restaurants St. Aubin's has to offer, this apartment is perfect for those looking to downsize or professionals looking for...

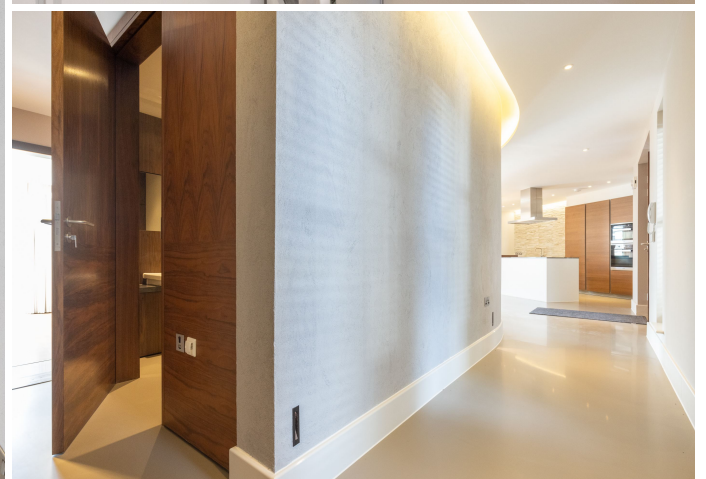


LIVINGROOM

The Channel Island Estate Agent



















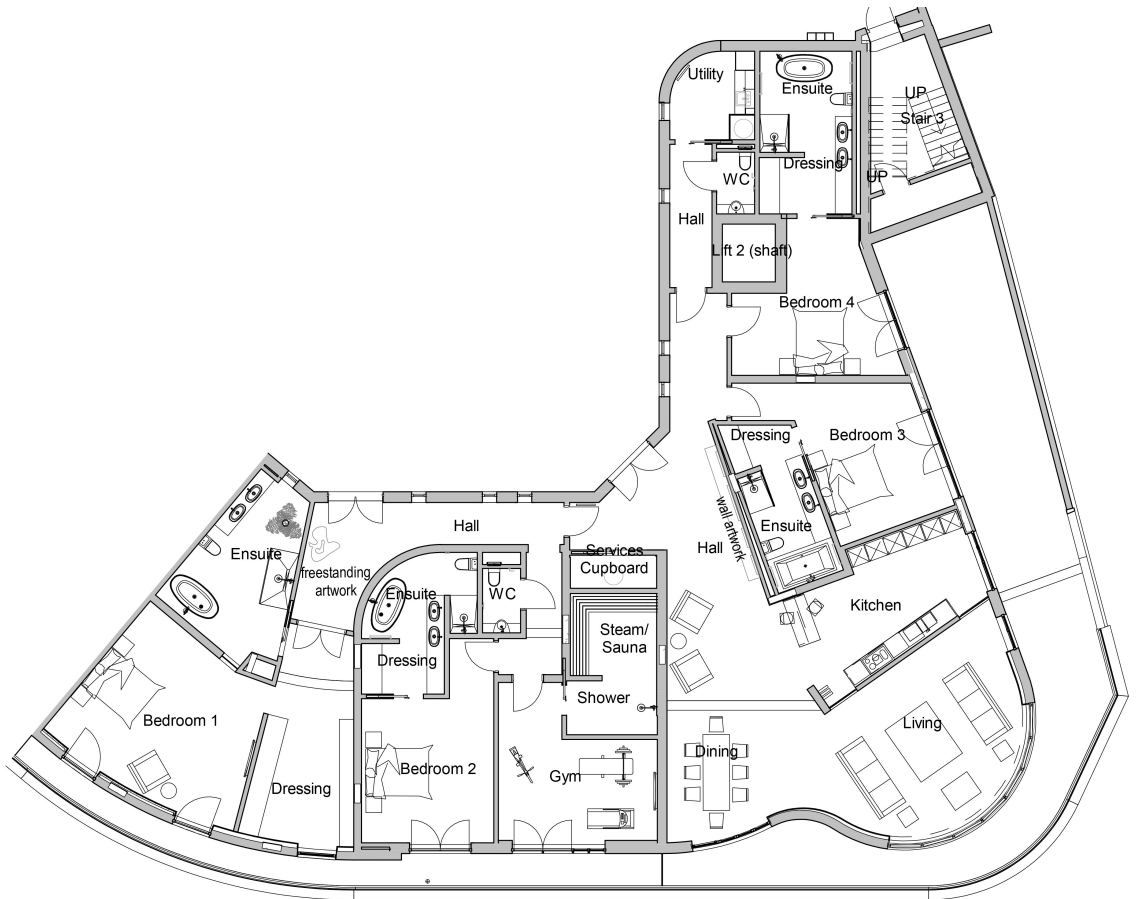
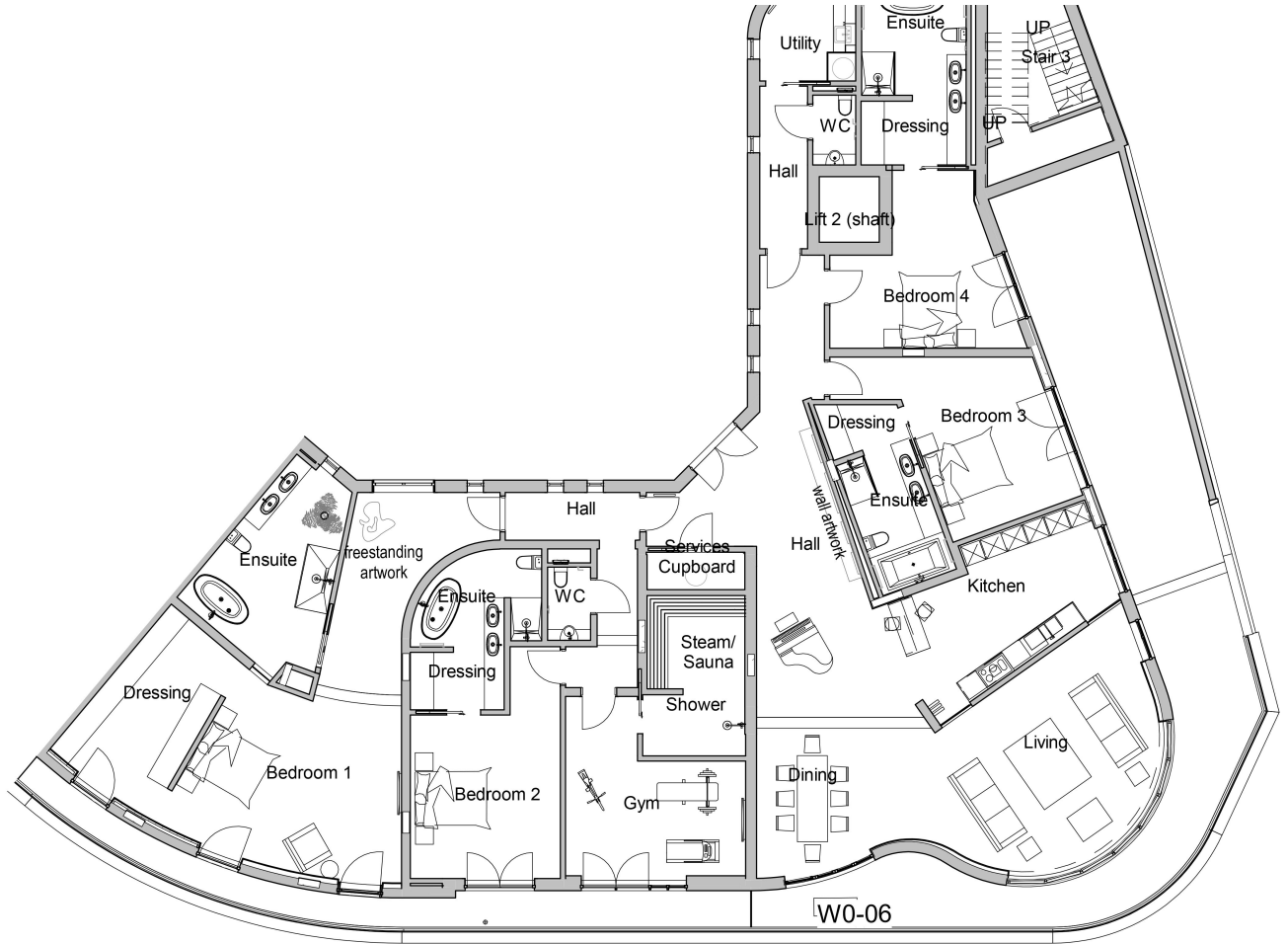








Apartments 3&4 Design Option 1



Apartment 22.1 Design Option 2

KEY FACTS

Purchase two luxurious apartments side-by-side

Plans passed to combine into one large four bedroom, four bathroom apartment

Variety of internal layout options available

Expansive living area with a curved wall of bi-folding doors

Abundance of natural light and spectacular sea views

Seamless transition between indoor and outdoor living

Large terrace & wrap-around balcony, perfect for al-fresco dining

Take advantage of sea views as far as the horizon

Located just a short stroll away from St Aubin's Harbour

Three allocated parking spaces and external lock-up storage

Currently rented out separately for £4,115pcm & £6,000pcm

Investors only

SERVICES

Mains 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

£9,325 per annum

TENURE

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.

£3,400,000



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