

# FOUR, LA ROCQUE



**2**

BEDROOMS

**2**

BATHROOMS

**2,194**

SQ FT

**3.2%**

YIELD

**£2,250,000 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 wrap-around balcony offering spectacular sea views leading to the side 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...



**LIVINGROOM**

The Channel Island Estate Agent



















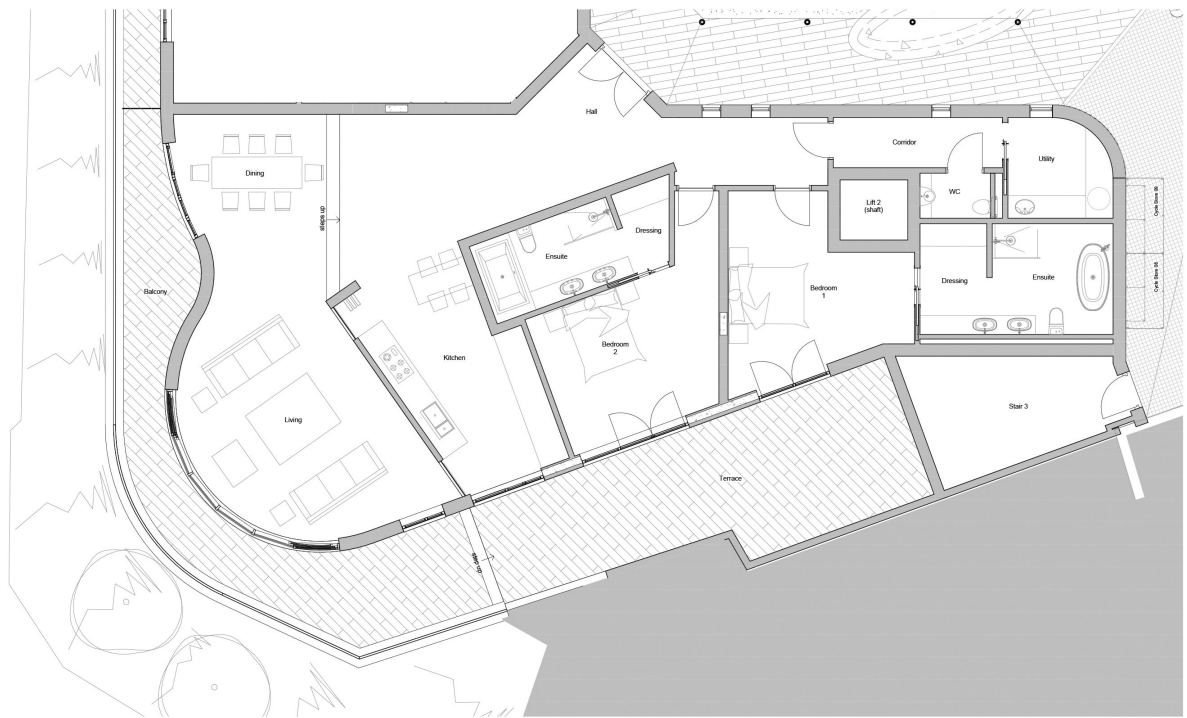




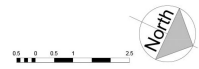








1 APARTMENT 04 LAYOUT  
1:50



**KEY FACTS**

Luxury development consisting of just nine apartments

Wrap-around balcony providing spectacular sea views

High specification finishes throughout

Open plan kitchen/dining/sitting area

Separate utility room

2,194 sq. ft. plus 785 sq. ft. balconies/terrace

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

6 minutes drive from Jersey Airport

Currently rented until May 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**

£6,000 per month

**INCLUSIONS**

As Per Inventory

**SCHOOL CATCHMENT**

Mont Nicolle

Les Quennevais

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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.

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**£2,250,000**



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