

FIVE, LA ROCQUE



3

BEDROOMS

3

BATHROOMS

2,451

SQ FT

3.5%

YIELD

£2,100,000 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 three en-suite double bedrooms, 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 number of balconies offering varying views over St Aubin's, 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 as well as professionals looking for a low-maintenance executive lifestyle. For more information or to arrange a viewing please contact us at jersey@livingroomproperty.com or call us on 01534 717100.



LIVINGROOM
The Channel Island Estate Agent







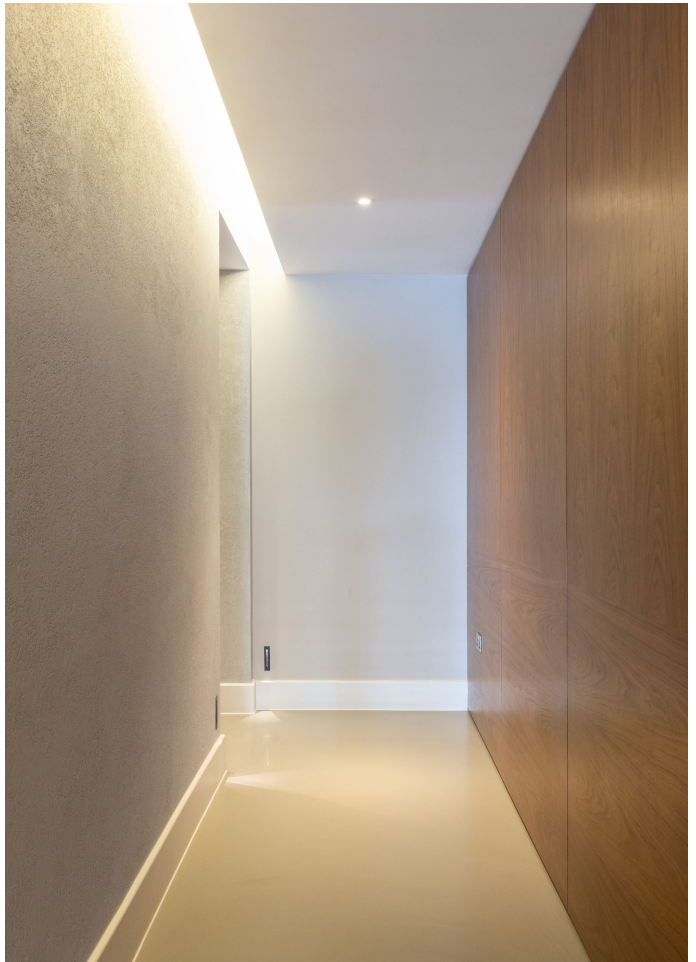












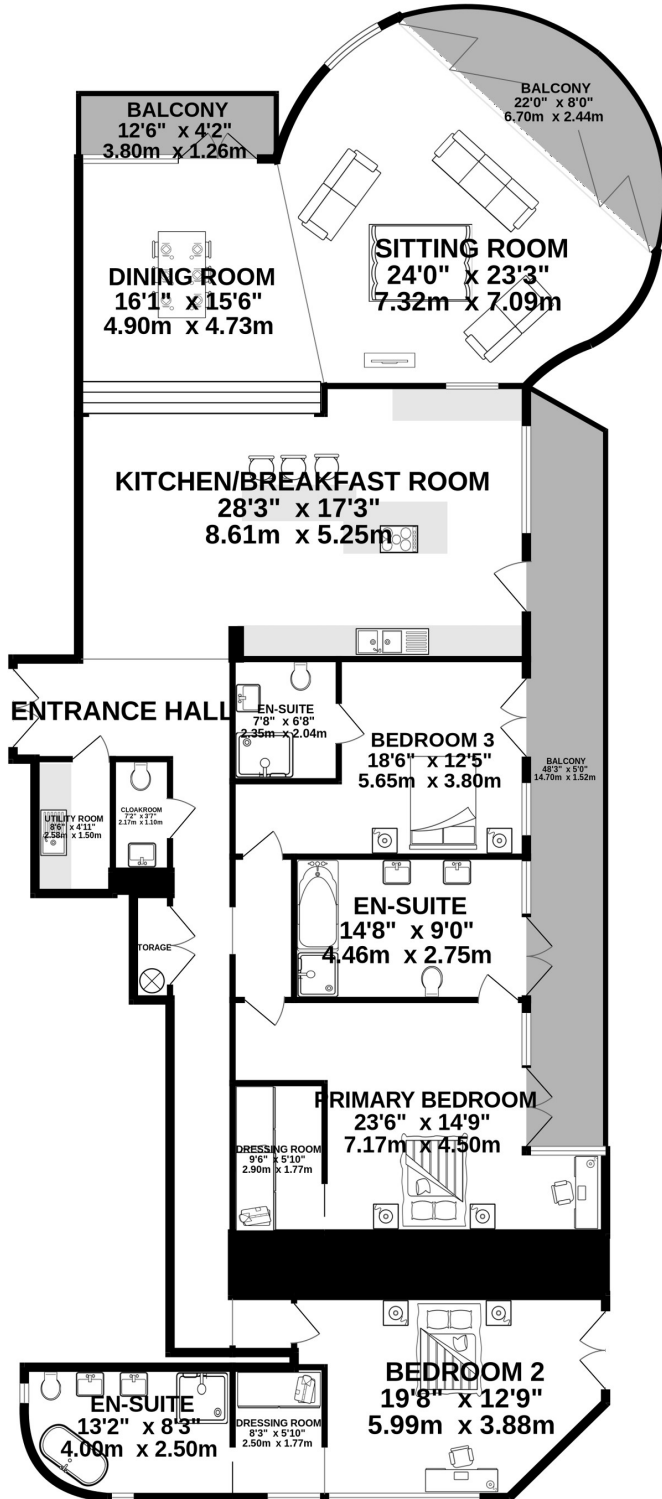








FIRST FLOOR
2451 sq.ft. (227.7 sq.m.) approx.



TOTAL FLOOR AREA : 2451 sq.ft. (227.7 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.

FIRST FLOOR

Entrance Hall	13'10 x 43'9
Kitchen/Breakfast Room	28'3 x 17'3
Dining Room	15'6 x 16'1
Balcony	12'6 x 4'2
Sitting Room	24'0 x 23'3
Balcony	22'0 x 8'0
Cloakroom	3'7 x 7'2
Utility Room	4'11 x 8'6
Primary Bedroom	23'6 x 14'9
En-suite	14'8 x 9'0
Dressing Room	5'10 x 9'6
Bedroom Three	18'6 x 12'5
En-suite	6'8 x 7'8
Bedroom Two	19'8 x 12'9
Dressing Room	5'10 x 8'3
En-suite	13'2 x 8'3
Balcony	5'0 x 48'3

KEY FACTS

Luxury development consisting of just nine apartments
 High specification finishes throughout
 2451 sq. ft. plus 700 sq. ft. balconies
 Open plan kitchen/dining/sitting area
 Separate utility room
 South & West facing balconies
 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

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating throughout

APPLIANCES - KITCHEN

Miele appliances

BATHROOM SUITES

Victoria & Albert / Duravit

LIGHTING

Lutron lighting system throughout

SERVICE CHARGE

£7,324 per annum

IMPORTANT NOTE

Pets permitted

POTENTIAL RENTAL INCOME

Circa £6,200 per month

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.

£2,100,000



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