

THE POCHARD APT.3



3

BEDROOMS

2

BATHROOMS

1,493

SQ FT

3.2%

YIELD

£1,495,000 ST. BRELADE

FLYING FREEHOLD; A stunning three double bedrooms, two bathrooms apartment situated within the international award-winning development, Portelet Bay. Set behind secure gates, the apartment benefits from direct beach access to the bay below as well as a communal tennis court. Elevated above the golden sandy beach and surrounded by cliff path walks, the location offers a sense of tranquillity and peace. Presented in show-home condition the notably light and spacious accommodation includes an open-plan kitchen/dining/sitting room that flows effortlessly onto a substantial private terrace with breathtaking views over the bay. This superb apartment further benefits from two secure undercover parking spaces plus ample visitor spaces. For more information or to arrange a viewing please contact us on 01534 717100 or email info@livingroomproperty.com.



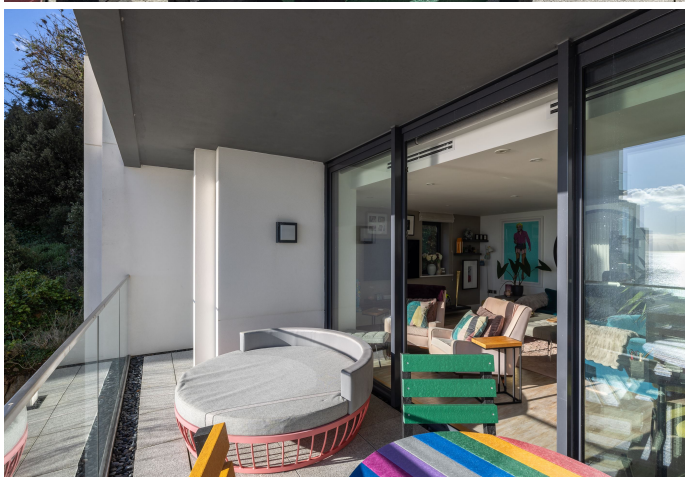
LIVINGROOM
The Channel Island Estate Agent







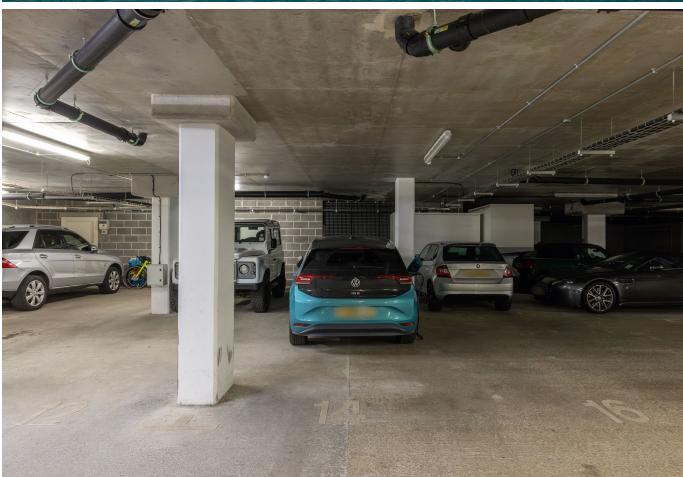




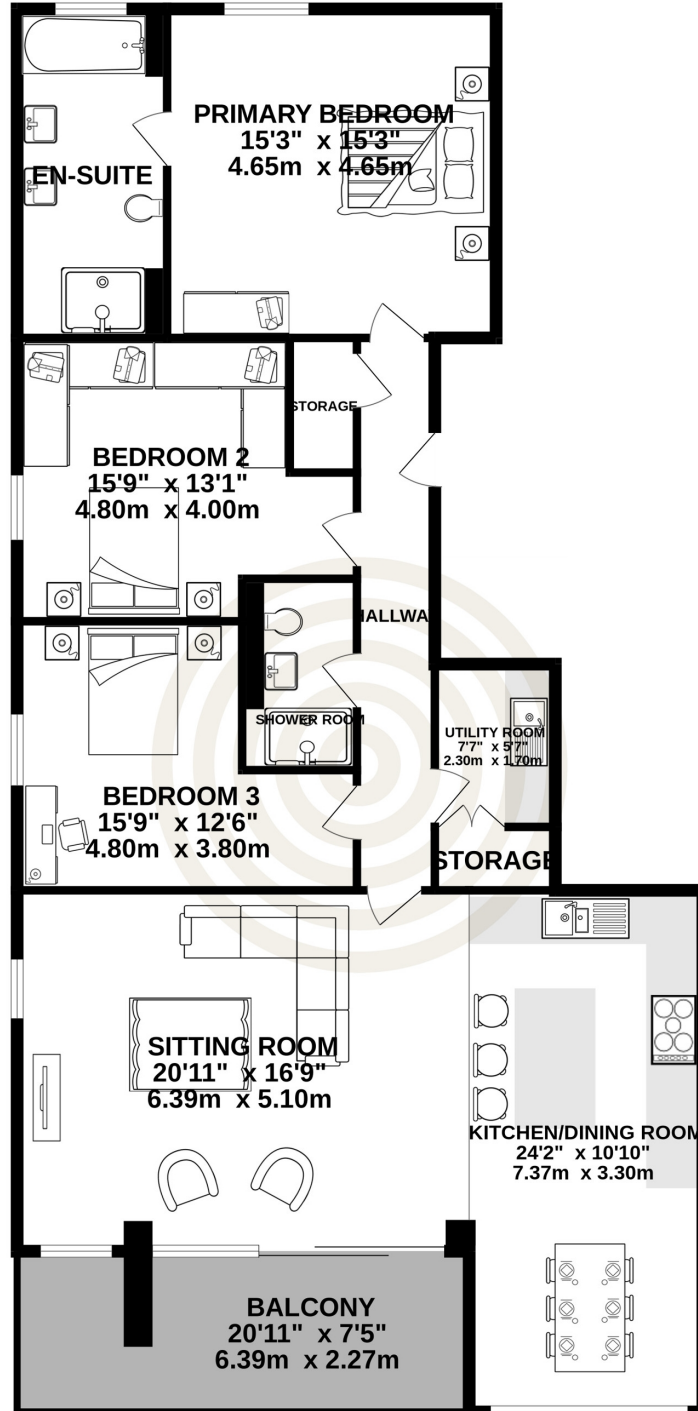








FIRST FLOOR
1493 sq.ft. (138.7 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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

Hallway	3'7 x 25'7
Sitting Room	20'11 x 16'9
Kitchen/Dining Room	10'10 x 24'2
Balcony	20'11 x 7'5
Primary Bedroom	15'3 x 15'3
En-suite	6'11 x 15'3
Bedroom Two	15'9 x 13'1
Shower Room	5'4 x 8'10
Bedroom Three	15'9 x 12'6
Utility Room	5'7 x 7'7

KEY FACTS

Exclusive gated development
 Breath-taking views as far as the horizon
 Presented in show-home condition
 Bright and airy open plan kitchen/dining/sitting room
 Generous private terrace perfect for entertaining or alfresco dining
 Secure underground parking for two vehicles & visitor spaces
 On-site communal tennis court
 The Portelet Inn & surrounding cliff path walks on your doorstep
 Provides direct beach access to the bay below

SERVICES

Mains drains and water

HEATING

Hot and cold air temperature control in living areas
 Underfloor heating to bedrooms and bathrooms
 Electric throughout

MANAGEMENT COMPANY

Maillard & Co

SERVICE CHARGE

£1700 per quarter

POTENTIAL RENTAL INCOME

£4000 per month

RESTRICTIONS

Pets allowed / No BBQ's

TENURE

Flying Freehold

ADDITIONAL INFORMATION

UV film on windows for protection
 Video intercom
 Parking spaces numbers 13 and 14 with an Electric car charge point

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.

£1,495,000



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