

THE DUNLIN APT.2



2

BEDROOMS

2

BATHROOMS

1,336

SQ FT

3.8%

YIELD

£860,000 ST. BRELADE

Nestled within the exclusive confines of the esteemed Portelet Bay gated community, The Dunlin Apartments offer an unmatched embodiment of opulent living. Positioned against the breathtaking backdrop of the bay, residents are treated to awe-inspiring vistas and privileged access to Portelet Beach via secluded pedestrian pathways. Sited within one of the more intimate blocks, this particular apartment presents an exceptional living environment, benefiting from its prime position on the western edge. With its expansive living area, the residence offers a sweeping panoramic view of the sea. This spatial elegance seamlessly extends to a sun-drenched terrace, providing an ideal space for savouring the enchanting surroundings throughout the day. Internally, the apartment showcases two generously proportioned double bedrooms, each accompanied by its luxurious en-suite facilities, ensuring both comfort and privacy. Additionally, practical considerations are met with the inclusion of a...



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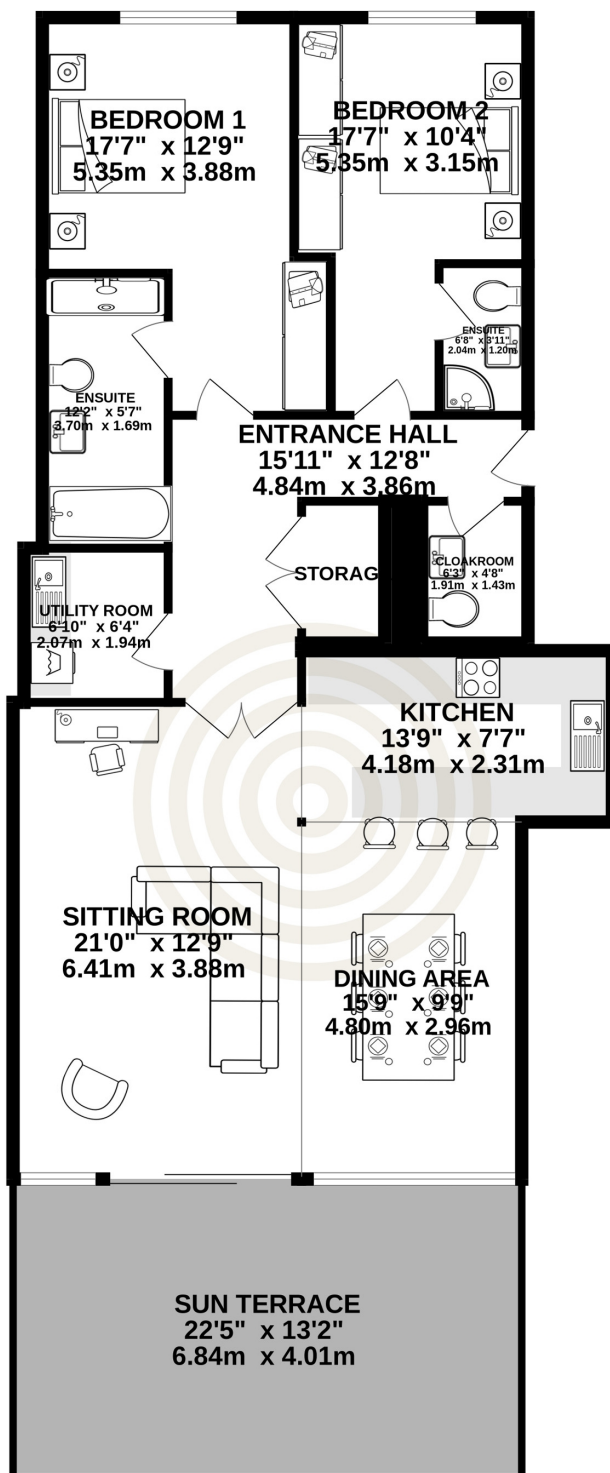








GROUND FLOOR



TOTAL FLOOR AREA : 1336sq.ft. (124.1 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.

GROUND FLOOR

Entrance hall	15'11 x 12'8
Sitting Room	21'0 x 12'9
Kitchen	13'9 x 7'7
Dining Area	15'9 x 9'9
Utility Room	6'10 x 6'4
Cloakroom	6'3 x 4'8
Primary Bedroom	17'7 x 12'9
En-suite	12'2 x 5'7
Bedroom Two	17'7 x 10'4
En-suite	6'8 x 3'11
Balcony	22'5 x 13'2

KEY FACTS

Contemporary apartment within gated development
 Arguably Jersey's most breathtaking views
 Two underground secure parking spaces & ample visitor spaces
 Open plan and spacious kitchen/dining/sitting room
 A large private balcony flowing out from the kitchen and sitting room
 Direct beach access to the bay below and cliff path walks
 International award winning secure gated development
 On-site private communal tennis court
 Flying Freehold

SERVICES

Mains drains and water
 5 visitor spaces

HEATING

Electric underfloor heating throughout

ADDITIONAL INFORMATION

Air conditioned
 Dimmer ceiling spotlights lights in living area
 Use of communal tennis court
 Pets allowed by arrangement

SERVICE CHARGE

Service charge is £895.35 per quarter (includes £100 towards the sinking fund)
 Managed by Maillards

PARKING

2 designated parking spaces & visitor parking

TENURE

Flying Freehold

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.

£860,000



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