



Maillard
& Co

£ 1,275,000

Block C, Greve D'azette

For Sale



“Beachfront Duplex Apartment with Sweeping
Panoramic Views Over St Clement's Bay”

3

Bedrooms

1

Receptions

3

Bathrooms

For Sale

Property features

Beachfront Location

Stunning Sea Views

Duplex Apartment

Secure Undercover Parking

Two Large Store Rooms

Balcony and Roof Terrace



Property details

Situated in the popular Maison Victor Hugo development, this exceptionally spacious sea facing duplex apartment offers stunning sea views over the whole of St Clement's Bay and also benefits from direct access to the beach.

The property is situated on the 4th floor with lift access and an inviting entrance hall welcomes you in with plenty of space to hang coats and kick off your shoes. Double doors lead you into the large living room-diner with sliding doors leading out to the south facing balcony, perfect for al-fresco dining or simply to sit, relax, take in the stunning view and listen to the sea lapping on the beach.

The kitchen sits to the rear and also benefits from rooftop views and a useful utility room provides plenty of additional storage. Completing this floor and down the hallway you will find a double bedroom, bathroom and a bank of handy cupboards.

Upstairs to the master bedroom suite with fitted wardrobe, a walk in cupboard, en-suite bathroom and a superb apex window providing plenty of light and fabulous views over the bay. The final double bedroom has been fitted in solid oak by Paul Haslam to create a great office space and is served by the house shower room.

A spiral staircase leads up to a roof terrace with sweeping views and is an ideal spot for sun worshippers or simply to escape and relax.

Two large and secure private store rooms and two designated undercover parking spaces plus visitor parking complete this exceptional apartment which is in great order throughout and offered with no onward chain.

Mains drains and water. Electric heating. Service charge £1483 per quarter to include building insurance and company management (Clydesmith). Onsite Caretaker. Pets welcome. Share transfer.

Beachfront Duplex Apartment with Sweeping Panoramic Views Over St Clement's Bay

Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered

into, the prospective purchasers will be asked to produce photographic identification
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(passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

For Sale





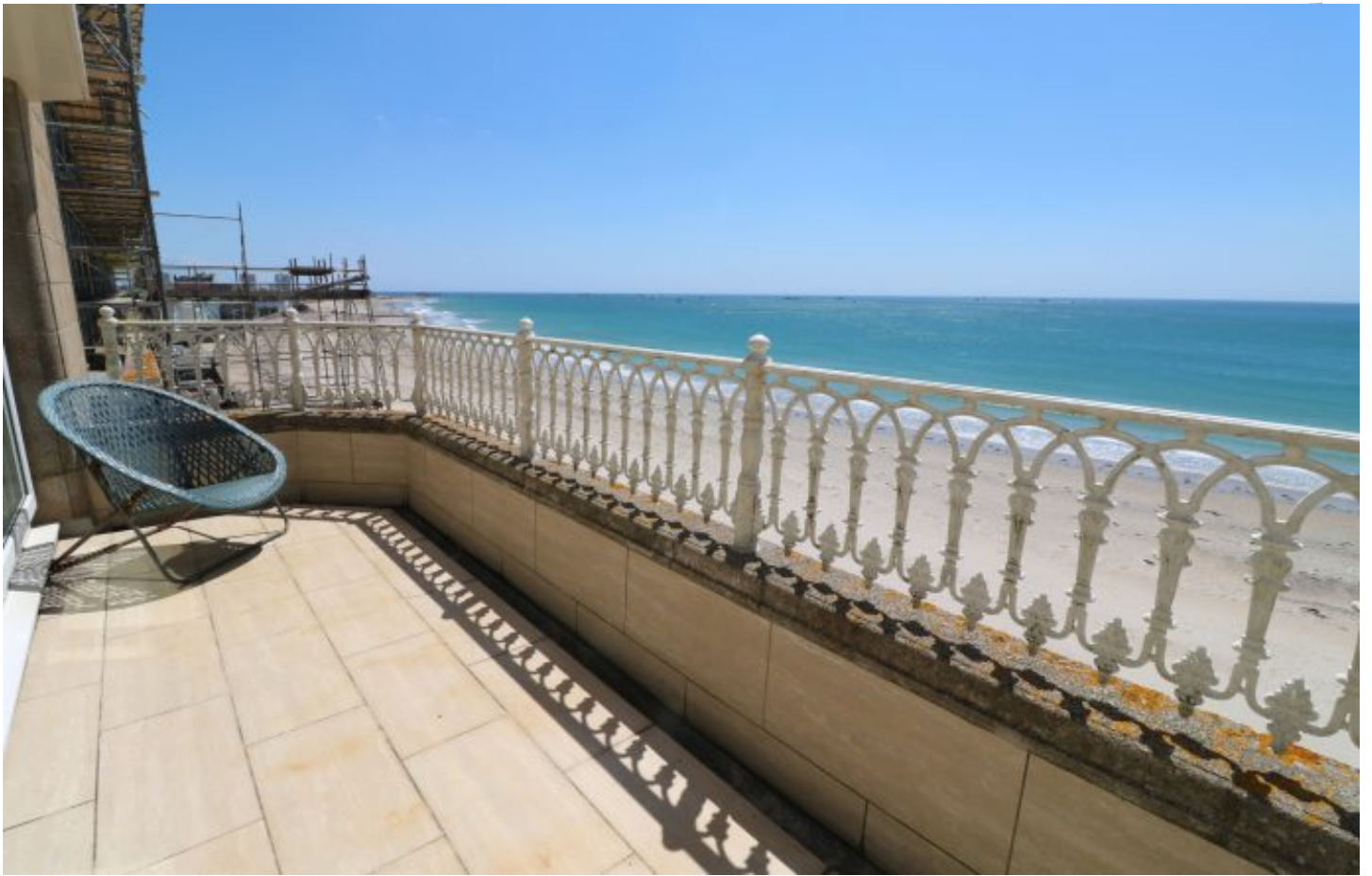












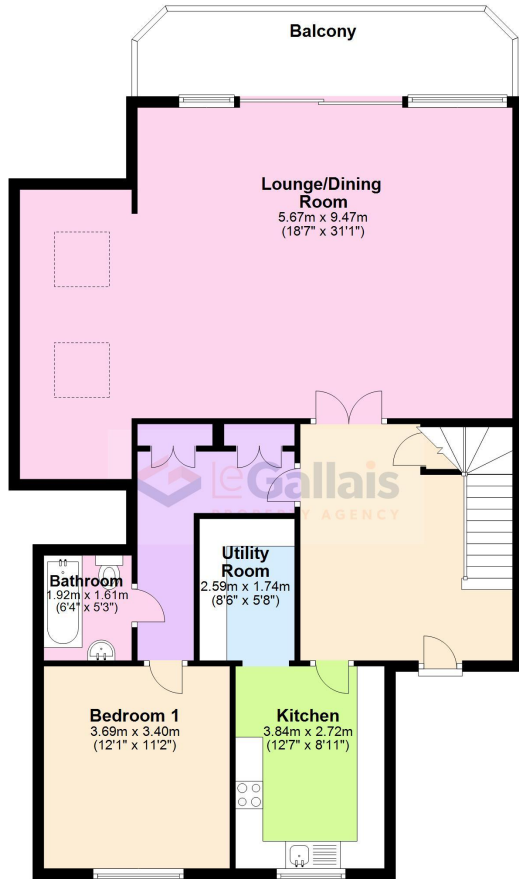






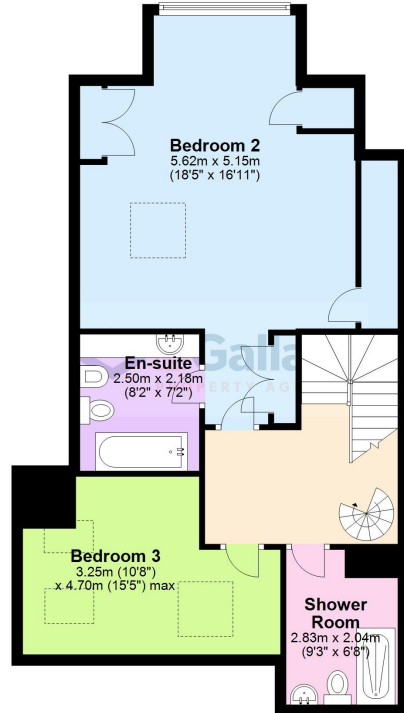
Fourth Floor

Approx. 107.7 sq. metres (1159.5 sq. feet)



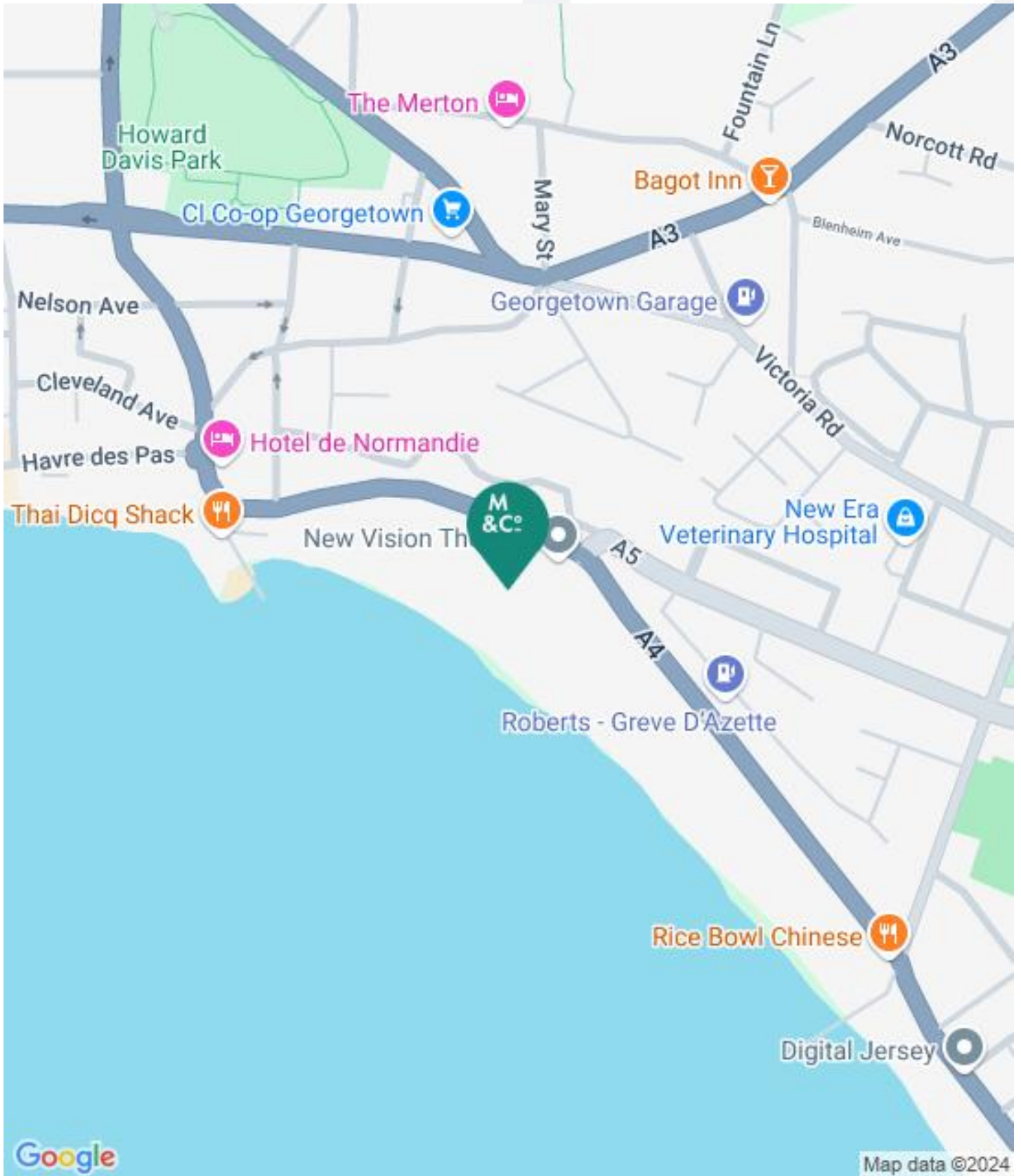
First Floor

Approx. 68.2 sq. metres (734.0 sq. feet)



Total area: approx. 175.9 sq. metres (1893.5 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.
Plan produced using PlanUp.





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