



Maillard
& Co

£ 1,275,000

La Rocquaise, La Route Des Genets

For Sale



“Superior Ground Floor Apartment with Large Sun Terrace Overlooking St Brelade's Bay”

3

Bedrooms

1

Receptions

2

Bathrooms

For Sale

Property features

Views Over St Brelades's Bay	Large Sun Terrace
Ground Floor Superior Apartment	Secure Undercover Parking x 2
Sought After Location	No Onward Chain



Property details

Superior Ground Floor Apartment with Large Sun Terrace Overlooking St Brelade's Bay

Built in 2000 by a local reputable builder, this purpose built apartment sits high above St Brelade's Bay with stunning sea views over the well kept communal gardens and is ideally situated for the bus to town, amenities at Red Houses and the beautiful beaches in the west of the Island.

Occupying the ground floor, a large entrance lobby welcomes you into the apartment and double doors invite you into the exceptionally spacious living room-diner with access onto the large south facing sun terrace boasting beautiful views over the bay. The kitchen-breakfast room is both bright and spacious and a separate utility room provides excellent additional storage. There are two fully fitted en-suite bedrooms and a great sized study, which could be utilised as a bedroom, if required.

The sun soaked terrace has direct access to the well kept communal garden and is the perfect space to dine al-fresco or enjoy a refreshing drink whilst taking in the sea view.

Secure underground parking is provided for 2 cars side by side with lift access to all upper floors and visitor parking is also available.

Wet electric central heating and double glazing. Service charge £1321.43 per quarter to include professional company management, building insurance and on-site caretaker. Restrictions on pets. Flying Freehold.

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 (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.

















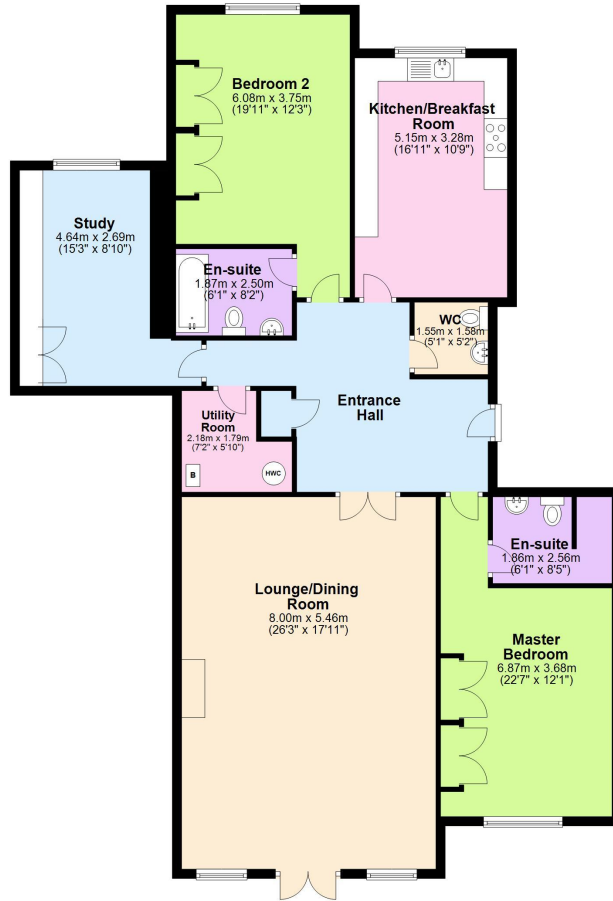






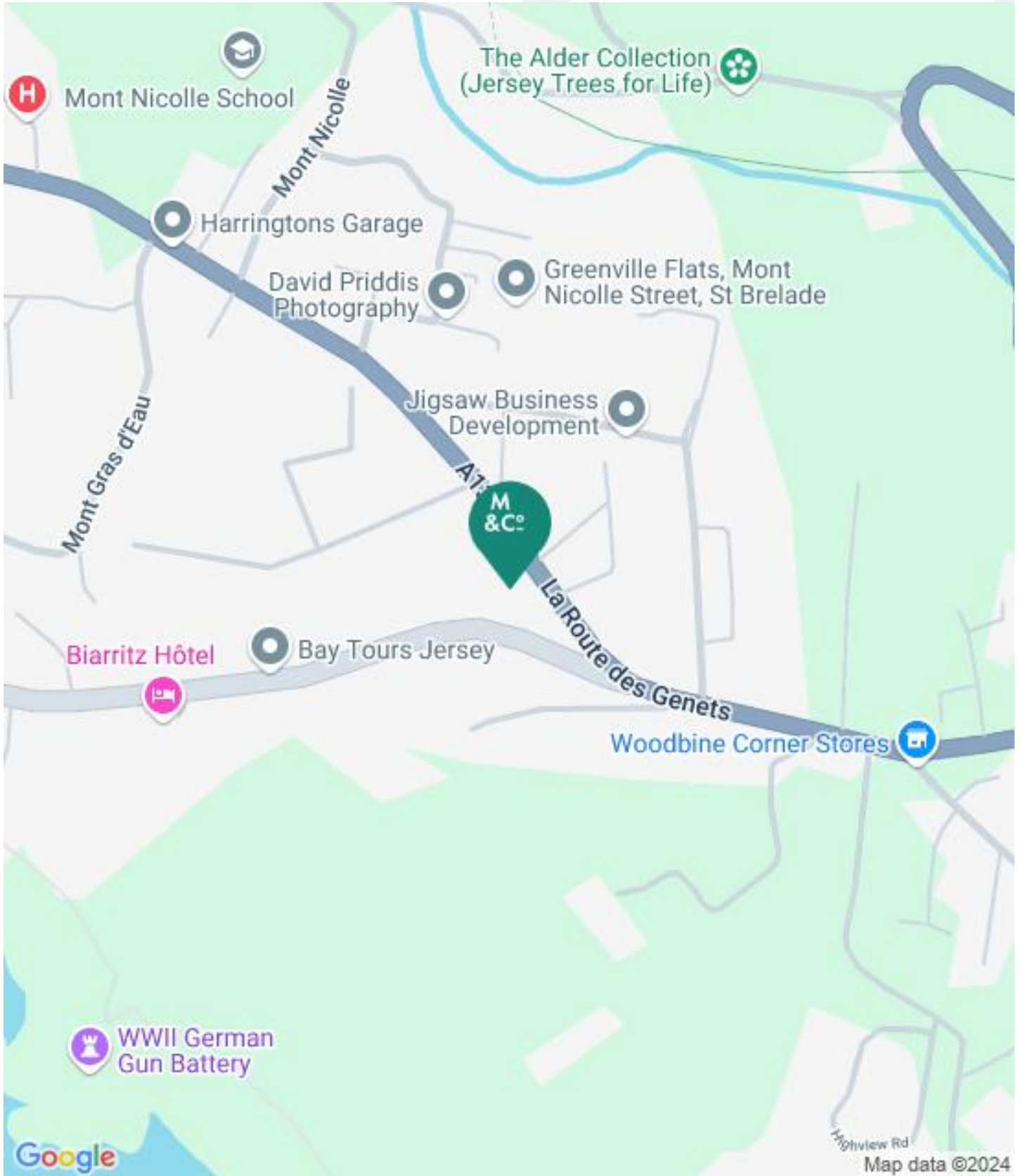


Ground Floor
Approx. 153.9 sq. metres (1656.7 sq. feet)



Total area: approx. 153.9 sq. metres (1656.7 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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