

ONE, LA TOUR, ST. AUBIN



3

BEDROOMS

3

BATHROOMS

1,667

SQ FT

5.0%

YIELD

POA ST. BRELADE

FLYING FREEHOLD – 'La Tour' is an exclusive development of luxury properties overlooking the picturesque St. Aubin's Bay. This superior reverse plan duplex apartment offers three double bedrooms all en-suite on the ground floor as well as an expansive open plan kitchen/dining/sitting area on the first floor with a separate utility room and cloakroom. Externally the property offers a courtyard and underground parking for two vehicles. Situated in the heart of St. Aubin you are only a short stroll away from an array of shops, bars, cafes and alfresco dining restaurants. Whether you are looking for the perfect lock-up and leave property or to downsize from your current home, this duplex apartment is not to be missed. 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



















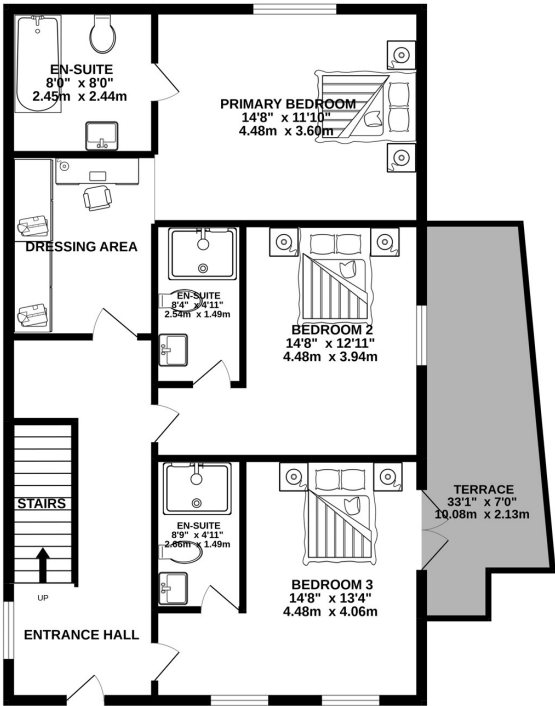




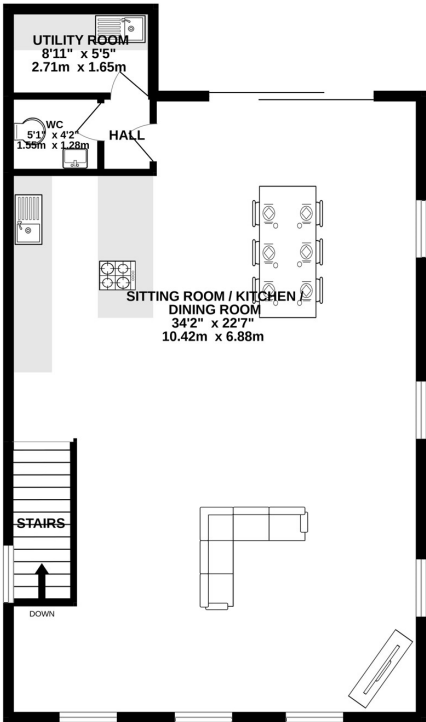




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1667sq.ft. (154.9 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	8'0 x 20'0
Bedroom 3	14'8 x 13'4
En-suite	4'11 x 8'9
Bedroom 2	14'8 x 12'11
En-suite	4'11 x 8'4
Primary Bedroom	14'8 x 11'10
Dressing Area	8'0 x 10'0
En-suite	8'0 x 8'0

FIRST FLOOR

Sitting Room/Kitchen/Dining	22'7 x 34'2
WC	5'1 x 4'2
Utility Room	8'11 x 5'5

KEY FACTS

Duplex apartment
Three bedrooms, three bathrooms
Enjoy an array of bars and restaurants on your doorstep
Ideal lock-up & leave or downsize property
Open plan kitchen/dining/sitting room
Separate utility room & WC
Short stroll from St. Aubin's Harbour
Under-cover parking for two vehicles in tandem

Stunning sea views
Available immediately
Pets permitted

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Wifi connected remote electric underfloor heating throughout

APPLIANCES

NEFF induction hob
NEFF oven
NEFF combination microwave oven and grill
CDA extractor fan
CDA dishwasher
CDA fridge/freezer

UTILITY ROOM

Amica washing machine
Bosch tumble dryer

PARKING AREA

Socket for electric charging
Communal lift to concourse level

POTENTIAL RENTAL INCOME

INCLUSIONS

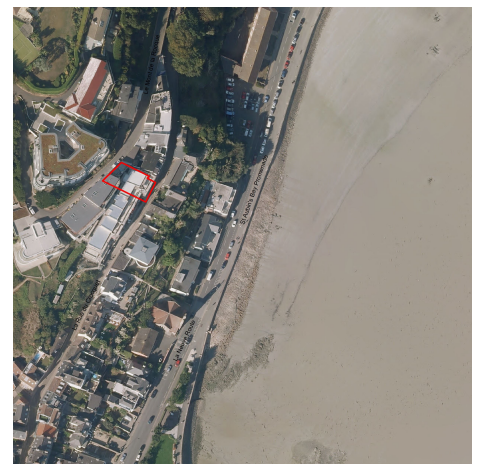
As Per Inventory

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.

POA



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