

ONE, LA ROCQUE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

2,038

SQ FT

4.0%

YIELD

£1,150,000 ST. BRELADE

This luxury apartment is set within the exclusive La Rocque development nestled on the hillside above the beautiful St. Aubin's Harbour. Boasting two double bedrooms both en-suite, an open plan kitchen/dining/sitting area, separate utility and cloakroom, this contemporary apartment benefits from meticulous craftsmanship and bespoke finishes throughout. Externally, the apartment offers a wraparound West facing terrace perfect for al-fresco dining, two allocated parking spaces plus visitor spaces and an external lock-up storage facility. Located just a short stroll away from the array of shops, bars, cafes and restaurants St. Aubin's has to offer, this high-end specification apartment is the perfect property for those looking to downsize, professionals looking for a low-maintenance executive lifestyle as well as those looking for a buy-to-let investment. 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





















1 APARTMENT 01 LAYOUT
1 : 50



Entrance Hall	38'6 x 16'8
Cloakroom	6'3 x 9'7
Storage	2'5 x 9'7
Sitting/Dining Room	27'2 x 25'4
Kitchen	12'9 x 10'0
Utility Room	9'2 x 9'7
Primary Bedroom	12'10 x 22'2
En-suite/Dressing Room	14'2 x 15'4
Bedroom 2	15'9 x 22'2
Dressing Room	10'9 x 7'10
En-suite	15'4 x 11'10

KEY FACTS

Luxury development consisting of just nine apartments
High specification finishes throughout
2,038 sq. ft. plus 231 sq. ft. balconies
Open plan kitchen/dining/sitting area
Separate utility room
Private terrace perfect for al-fresco dining
Two allocated parking spaces plus visitor spaces & private storage unit
Short stroll to St. Aubin's Harbour
High ceilings throughout
10 minutes drive from Jersey Airport
Currently rented until July 2025
Investors only

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating throughout

APPLIANCES - KITCHEN

Miele appliances

BATHROOM SUITE

Victoria & Albert / Duravit

LIGHTING

Lutron lighting system throughout

SERVICE CHARGE

£5,785 per annum

TENURE

Flying Freehold

POTENTIAL RENTAL INCOME

£3868 per month

IMPORTANT NOTE

Pets Permitted

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.

£1,150,000



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