APARTMENT ONE, CHATEAU VALEUSE



2	2	1,122	3.4%
BEDROOMS	BATHROOMS	SQ FT	YIELD

£1,225,000 **ST. BRELADE**

This exclusive development of just fifteen luxury apartments offers uncompromising modern living with hi-specification finishes. Architecturally echoing design elements comparable to those found in Miami Beach's art deco district, Chateau Valeuse benefits from an abundance of natural light from every angle. Apartment One boasts two double bedrooms, and two bathrooms, including a primary bedroom en-suite, kitchen and sitting/dining room. The apartment further benefits from its own private South facing terrace accessed via the sitting area and primary bedroom, as well as having use of the landscaped communal gardens, two allocated parking spaces as well as visitor spaces. Ideally positioned in the highly sought-after St. Brelade's Bay, Chateau Valeuse is just a stone's throw from the golden sandy beach as well as the numerous restaurants, bars and general amenities on offer. For more information, please contact the Livingroom sales team on 01534 717100 or email...

LIVINGROOM
The Channel Island Estate Agent












































CORSODYL
DAILY



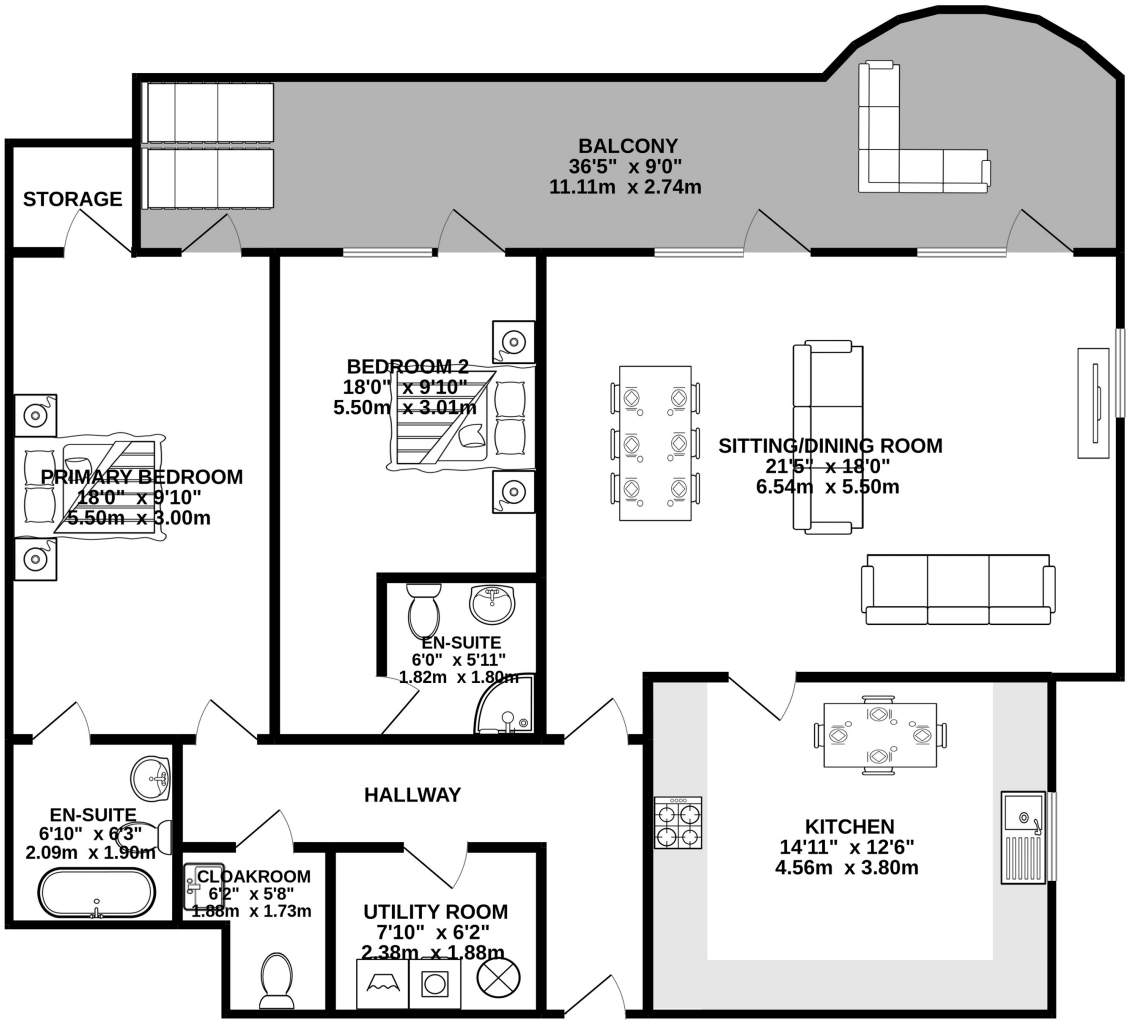








GROUND FLOOR
1122 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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.
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Hallway	17'5 x 10'2
Sitting/Dining Room	21'5 x 18'0
Kitchen	14'11 x 12'6
Utility Room	7'10 x 6'2
Cloakroom	5'8 x 6'2
Primary Bedroom	9'10 x 18'0
En-suite	6'3 x 6'10
Storage	4'9 x 4'1
Bedroom 2	9'10 x 18'0
En-suite	5'11 x 6'0
Balcony	36'5 x 9'0

KEY FACTS

Exclusive development in St. Brelade's Bay

Uncompromising modern living with hi-specification finishes throughout

Echoing design elements comparable to those found in Miami Beach's art deco district

Ground floor apartment with private terrace

Allocated parking for two vehicles plus visitor spaces

Landscaped communal gardens

Stone's throw from the beach

Enjoy the numerous bars and restaurants on offer

Bright and light throughout

Low maintenance living

Ideal lock-up-and-leave

External private lock-up store

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric underfloor central heating

SERVICE CHARGE

£240 per month

IMPORTANT NOTE

Pets allowed

POTENTIAL RENTAL INCOME

£3,500 per month

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.

£1,225,000



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