

CHATEAU VALEUSE APT.4

SOLE AGENT



3

BEDROOMS

3

BATHROOMS

1,487

SQ FT

3.5%

YIELD

POA ST. BRELADE

This stunning three-bedroom apartment is located in the heart of St. Brelade's Bay, one of the most desirable locations in Jersey. The apartment boasts ample living space, with a large open-plan living and dining area perfect for entertaining guests. The apartment also features a fully equipped kitchen and three spacious bedrooms with En-suite bathrooms. One of the highlights of this apartment is the large balcony that offers breath-taking views of the bay and the surrounding area. This is the perfect spot to relax and unwind after a long day, or to enjoy a meal with friends and family. The apartment comes with parking for two vehicles plus visitor parking. There is also a courtyard to the rear which is useful additional private outside space. This apartment is ideally located close to a range of local restaurants, cafes, and bars, as well as a short walk from the beach. For more information please call us on 01534 717100 or alternatively, email jersey@livingroomproperty.com to avoid...



LIVINGROOM

The Channel Island Estate Agent











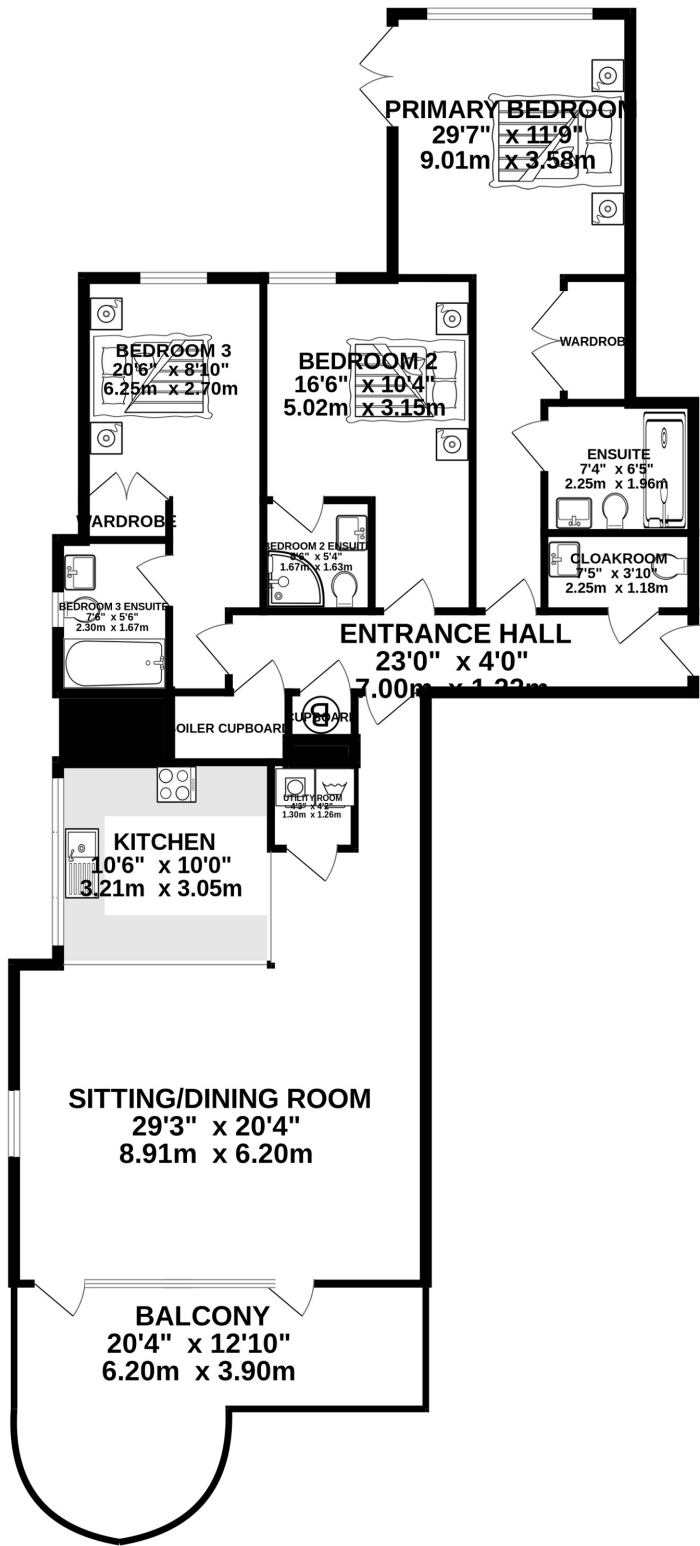








FIRST FLOOR
1487 sq.ft. (138.2 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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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FIRST FLOOR

| | |
|---------------------|--------------|
| Entrance Hall | 23'0 x 4'0 |
| Cloakroom | 7'5 x 3'10 |
| Primary Bedroom | 29'7 x 11'9 |
| En-suite | 7'4 x 6'5 |
| Bedroom 2 | 16'6 x 10'4 |
| En-suite | 5'6 x 5'4 |
| Bedroom 3 | 20'6 x 8'10 |
| en-suite | 7'6 x 5'6 |
| Utility | 4'3 x 4'2 |
| Kitchen | 10'6 x 10'0 |
| Sitting/Dining Room | 29'3 x 20'4 |
| Balcony | 20'4 x 12'10 |

KEY FACTS

Perfect location in the centre of St Brelade' s Bay
Immaculate throughout and ready to move in
Balcony with partial views of the sea
Allocated parking for two vehicles
Large private rear courtyard and use of extensive communal gardens
Vacant possession
Peaceful and quiet location away from any road noise
Close to local amenities including restaurants and bus routes
A two minute walk to one of the best beaches on the island
Private storeroom
Share Transfer
*Please note the sq. ft provided includes first-floor balcony

SERVICES

Mains water
Mains drains

HEATING

Electric underfloor heating

APPLIANCES

As per inventory

SERVICE CHARGE

£395.86 per month

MANAGING AGENT

Maillards

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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