

ONE, LA ROCQUE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

2,038

SQ FT

£4,500 ST. BRELADE

ENTITLED / LICENSED. This luxury apartment is situated within the exclusive La Rocque development, nestled on the hillside above the picturesque St. Aubin's Harbour. The property offers two generous double bedrooms, both with en-suite bathrooms, along with a stylish open-plan kitchen, dining, and sitting area, complemented by a separate utility room and cloakroom. Finished to an exceptional standard throughout, the apartment showcases meticulous craftsmanship and bespoke detailing. Externally, it benefits from a wraparound terrace, ideal for al fresco dining and enjoying the outlook, along with two allocated parking spaces, additional visitor parking, and an external lock-up storage facility. Located just a short stroll from the vibrant selection of shops, bars, cafés, and restaurants that St. Aubin's has to offer, this high-specification apartment is perfectly suited to those seeking a low-maintenance executive lifestyle. Available immediately.



LIVINGROOM

The Channel Island Estate Agent[®]

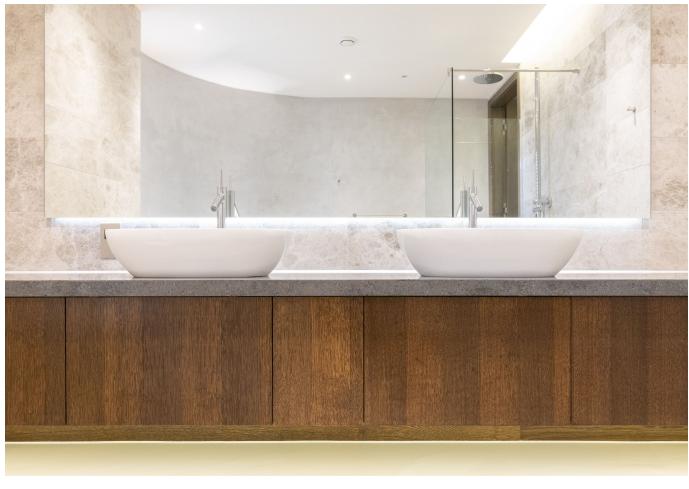
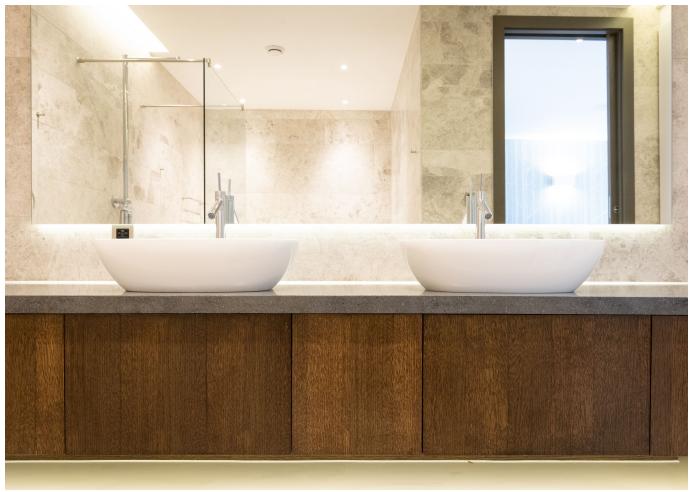
IMAGES ONE, LA ROCQUE

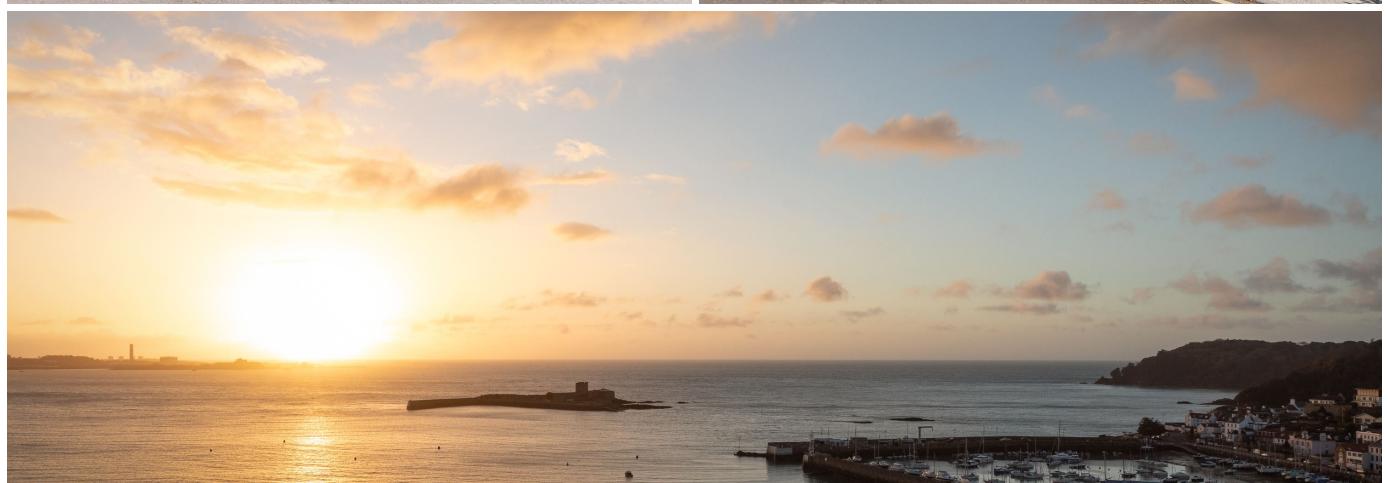






IMAGES ONE, LA ROCQUE





IMAGES ONE, LA ROCQUE



1 APARTMENT 01 LAYOUT
1:50



DETAILS & MEASUREMENTS ONE, LA ROCQUE

Entrance Hall	38'6 x 16'8	KEY FACTS
Cloakroom	6'3 x 9'7	Luxury development consisting of just nine apartments
Storage	2'5 x 9'7	Impressive quality and grandeur throughout
Sitting/Dining Room	27'2 x 25'4	2,038 sq. ft. plus 231 sq. ft. balconies
Kitchen	12'9 x 10'0	Open plan kitchen/dining/sitting area
Utility Room	9'2 x 9'7	Separate utility room
Primary Bedroom	12'10 x 22'2	Private terrace perfect for al-fresco dining
En-suite/Dressing Room	14'2 x 15'4	Two allocated parking spaces plus visitor spaces & private storage unit
Bedroom 2	15'9 x 22'2	Short stroll to St. Aubin's Harbour
Dressing Room	10'9 x 7'10	10 minutes drive from Jersey Airport
En-suite	15'4 x 11'10	Available immediately ENTITLED/LICENSED
SERVICES		
Mains water		
DRAINAGE		
Mains drainage		
HEATING		
Electric underfloor heating throughout		
APPLIANCES - KITCHEN		
Miele appliances		
BATHROOM SUITE		
Victoria & Albert / Duravit		
LIGHTING		
Lutron lighting system throughout		
INCLUSIONS		
To include all items listed in the inventory/condition report		

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.

£4,500



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