

ONE, LA ROCQUE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

2,038

SQ FT

£4,250 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

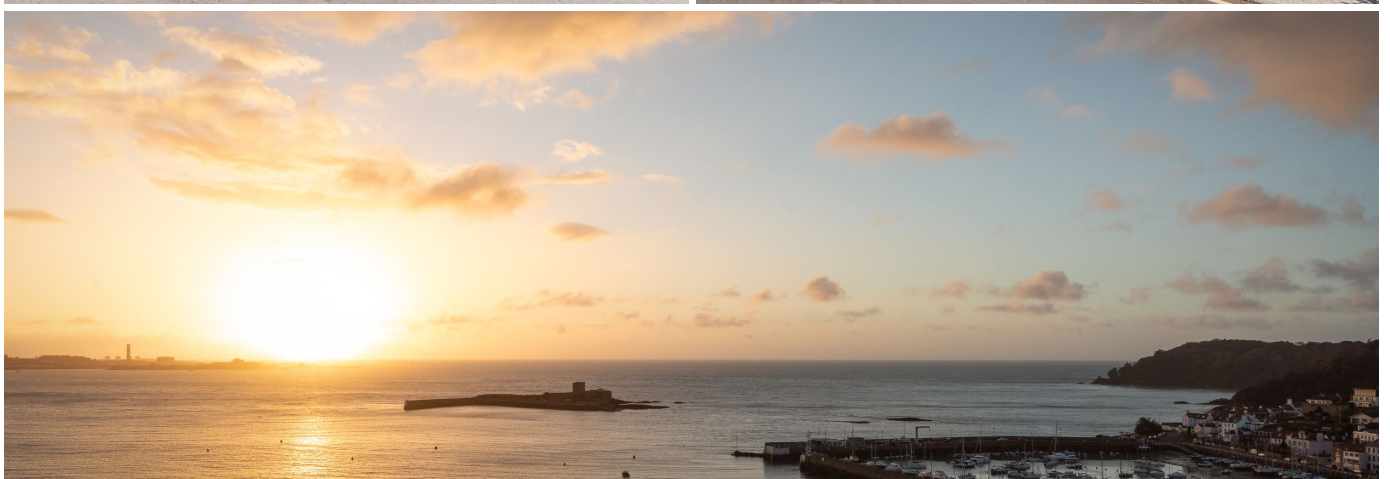
The Channel Island Estate Agent

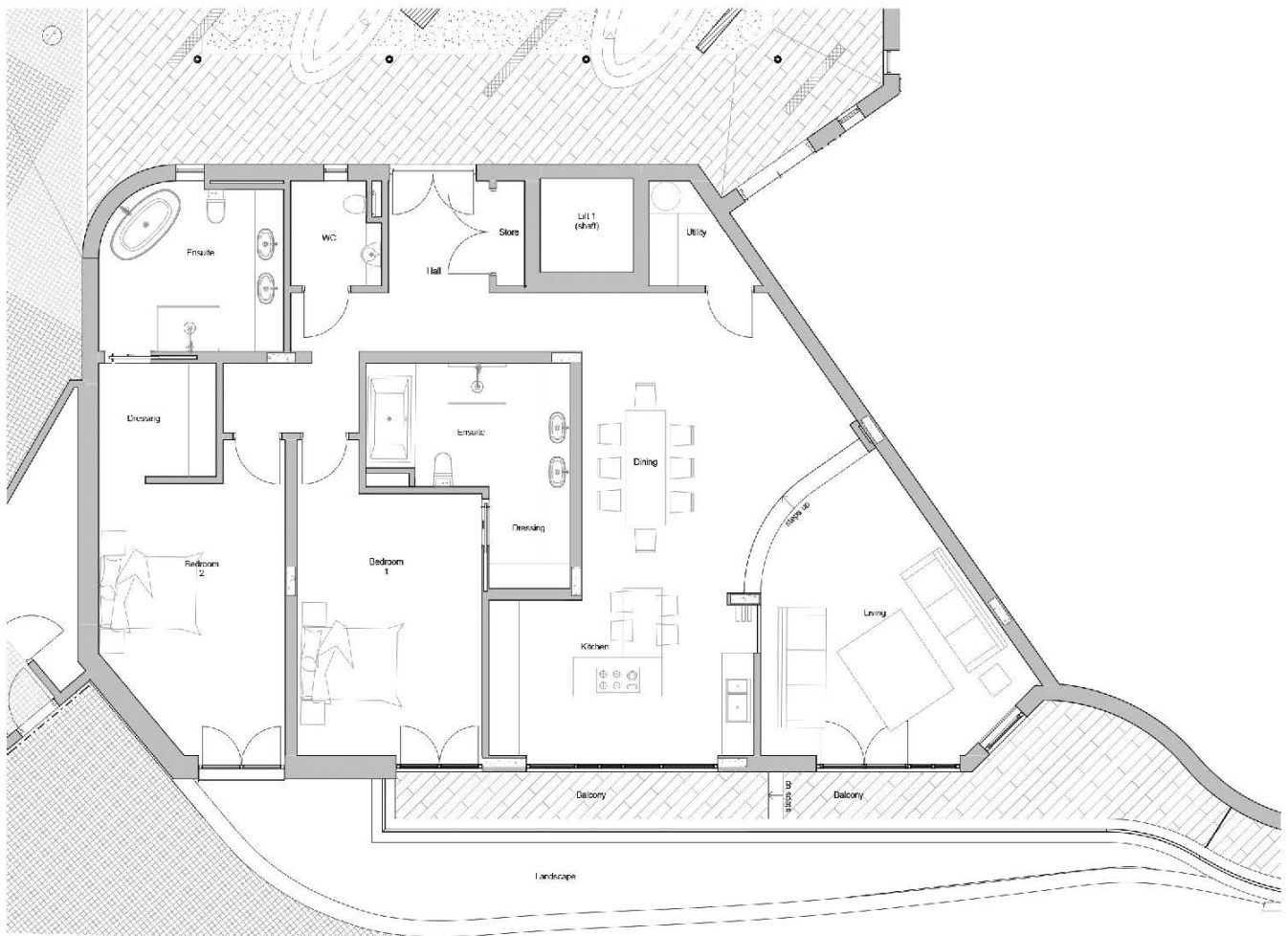












1 APARTMENT 01 LAYOUT
1:50



| | |
|------------------------|--------------|
| 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

Impressive quality and grandeur 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

10 minutes drive from Jersey Airport

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.

£4,250



LIVINGROOM
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