

THREE, LA ROCQUE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

1,924

SQ FT

£4,500 ST. BRELADE

ENTITLED/LICENSED. This luxury apartment with sea views 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-suites, an open plan kitchen/dining/sitting area, separate utility & cloakroom this contemporary apartment benefits from meticulous craftsmanship & bespoke finishes throughout. Externally the apartment offers a south-facing terrace providing stunning views across St. Aubin's Bay, 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 for a low-maintenance executive lifestyle. Available August 2026.



LIVINGROOM

The Channel Island Estate Agent

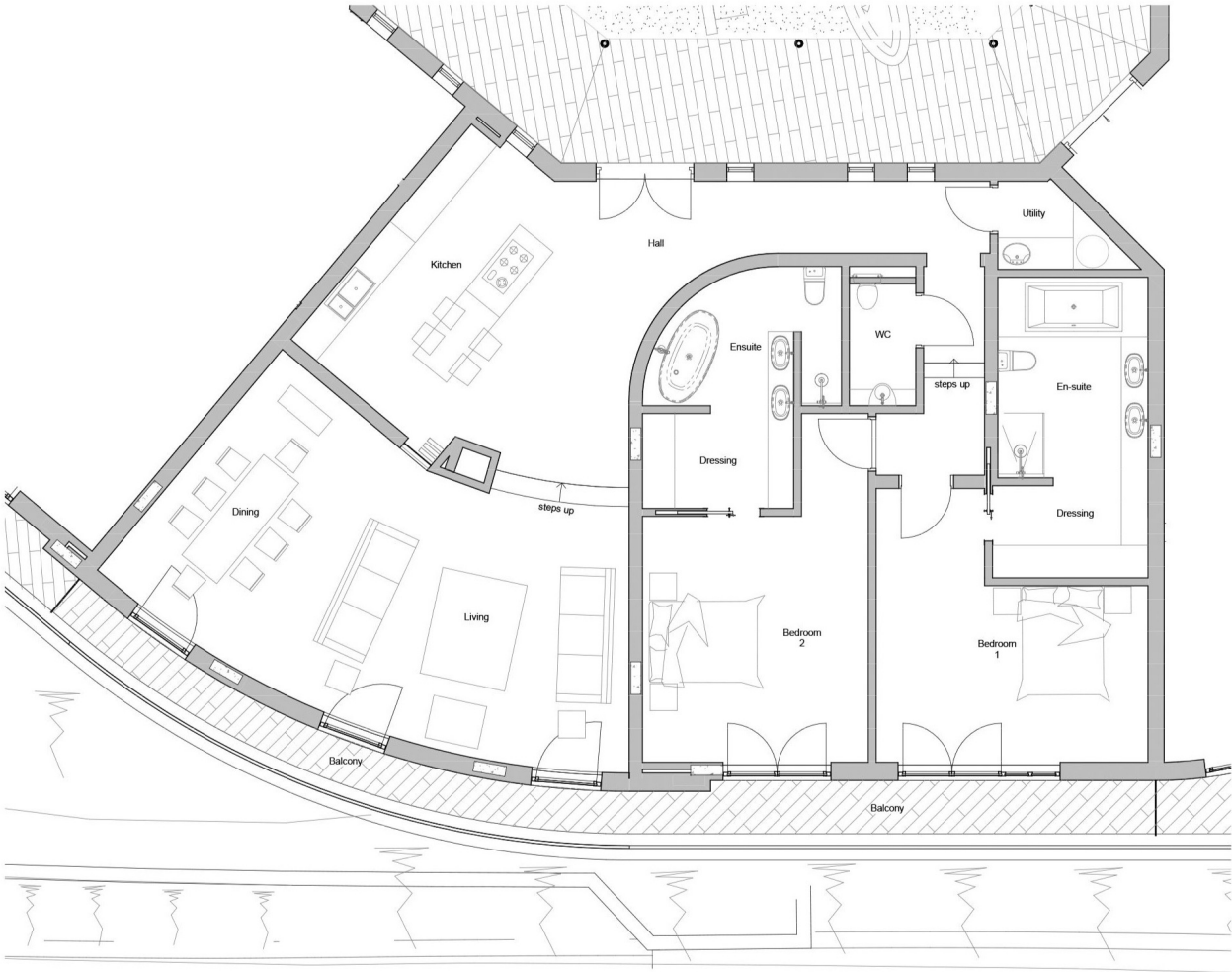




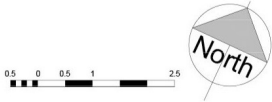








1 **APARTMENT 03 LAYOUT**
1 : 50



Sitting/Dining Room	52'6 x 35'5
Kitchen	17'4 x 10'2
Utility Room	10'5 x 5'3
Cloakroom	4'0 x 9'2
Primary Bedroom	16'11 x 17'11
Dressing Room	10'5 x 5'7
En-suite	10'2 x 12'3
Bedroom 2	13'11 x 22'7
Dressing Room	9'4 x 8'9
En-suite	12'10 x 9'2

KEY FACTS

Luxury development consisting of just nine apartments
Views over St. Aubin's Bay
Impressive quality and grandeur throughout
1,924 sq. ft. plus 196 sq. ft. balconies
Open plan kitchen/dining/sitting area
Separate utility room
Private wrap around terrace
Two allocated parking spaces plus visitor spaces & private storage unit
Short stroll to St. Aubin's Harbour
10 minutes drive from Jersey Airport
Available August 2026

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

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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