

LES VANNIERS, AUBIN APT.2

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

917

SQ FT

0.1

ACRES

£2,400 ST. HELIER

ENTITLED/LICENSED. This luxury two-bedroom, two-bathroom apartment with sea views to St Aubin is situated within the popular Les Vanniers gated development with an on-site caretaker. Ideally located within walking distance of the beach, St Helier and on a main bus route. The property is immaculately presented and provides circa 1,100 sq ft of accommodation including; a lounge/dining room, fully equipped kitchen, and two double bedrooms (both with En-suite bathrooms and a range of fitted wardrobes). There is the added benefit of a separate cloakroom for guests and a utility room. The south-facing balcony spans the whole front of the property with access from the lounge and both bedrooms. There are two undercover parking spaces, a private store room plus visitor parking and communal lawned gardens. The rent includes the monthly service charge. Regret not suitable for pets. Available July 2025.



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Hallway	12'9 x 6'5
Kitchen	11'3 x 8'11
Sitting room	19'9 x 12'8
Balcony	37'8 x 12'9
Cloakroom	5'4 x 3'11
Utility	6'1 x 5'11
Principle bedroom	15'0 x 11'2
En-suite bathroom	7'11 x 5'11
Bedroom two	12'3 x 8'5
En-suite shower room	6'3 x 6'0

KEY FACTS

Two bedroom apartment (both en-suite)
Beautiful views across St. Aubins Bay
Third floor
Two allocated parking spaces
37ft balcony
Available July 2025
Lift access
ENTITLED/LIENCED

SERVICES

Mains water and drainage

HEATING

Wet electric

APPLIANCES

Neff Oven
Neff Hob
Neff Microwave
Neff Dishwasher
Hotpoint fridge/freezer

INCLUSIONS

To include all items listed in the inventory/condition report

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.

£2,400



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