



71 Marina Court Esplanade, St. Helier

Guide Price **£795,000**

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71 Marina Court Esplanade

St. Helier, Jersey

- Exceptionally spacious luxury apartment
- 7th floor with beautiful St Aubin Bay views
- Heart of St Helier Waterfront
- 30sqm Premiere bedroom suite with sea views
- Rare private Garage plus parking for one, and visitor parking
- Huge reception spaces and separate fully fitted modern kitchen in immaculate condition
- Wrap around balcony, to watch the tide come in and out
- Second great size double bedroom and bathroom
- Sole agency / Charlie@broadlandsjersey.com / Charlie Smith 07700348421



71 Marina Court Esplanade

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On the market for the first time in 25 years and they don't make them like this anymore, the luxury of space at its finest! Marina Court has long been regarded as one of the grandest apartment buildings of St Helier, with lift access to the 7th floor, upon which you will find this two bedroom, two bathroom apartment, lovingly maintained to an exceptional standard and offering almost 1400sqft of internal living space coupled with a wonderful wrap-around balcony overlooking the beautiful bay of St Aubin. A central entrance hall greets you and from there you will find a separate kitchen - only a couple of years old, fully fitted with top of the range appliances and in pristine condition. The reception spaces are huge, with plenty of room for dining, living and playing, all whilst enjoying the panoramic views and wrap-around balcony overlooking the tidal flow twice a day in and out around Elizabeth Castle and the bay. The premiere suite offers a generous double bedroom with a solid row of built in wardrobe furniture and ensuite shower room. The second double bedroom is a great size with house bathroom. Whilst storage is a problem in newer builds this apartment reaps the benefits of a traditional amount of storage in huge hall cupboards. A rare private garage compliments this apartment alongside another private parking space and Marina Court visitor parking. The fantastic location, in the heart of the St Helier waterfront and only a stroll along the promenade makes this apartment a real gem.





Living

Expansive reception space with plenty of space for living, dining and office/games/hobby spaces too all with beautiful sea views. The separate kitchen has been renovated only recently and is fully fitted with full size fridge freezer and full range of modern appliances. Plenty of storage throughout.

Sleeping

Generous premiere suite with full range of built in wardrobe furniture and ensuite shower room which was completely renovated recently. As was the house bathroom, which complements the second good size double bedroom with fitted wardrobes.

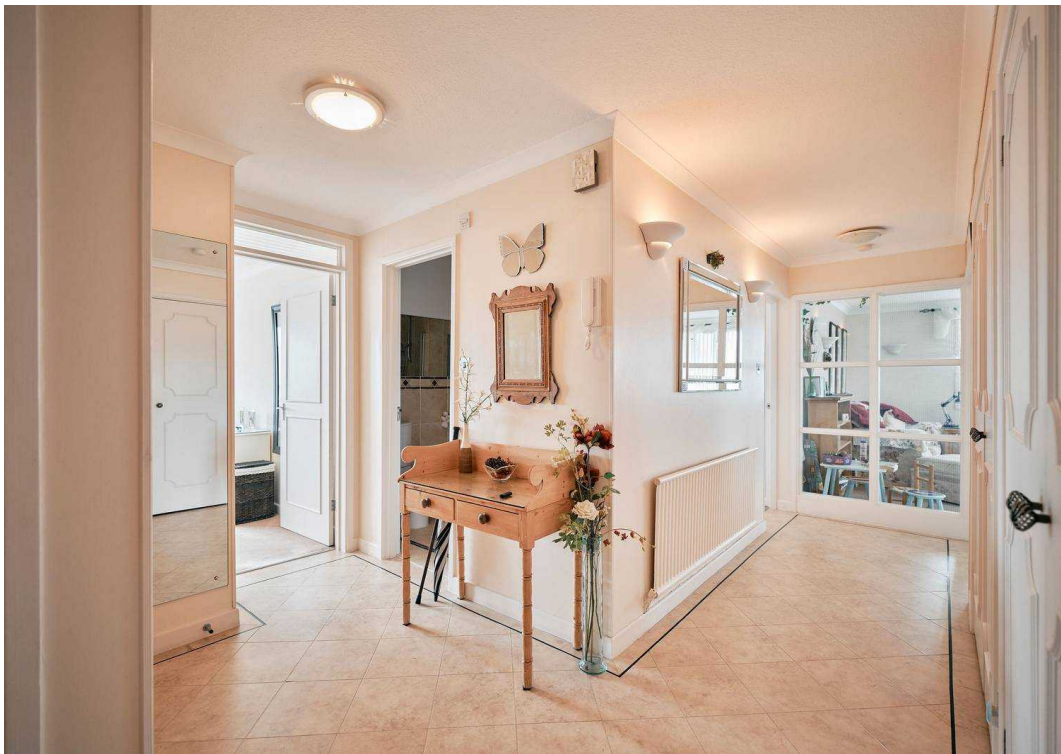
Outside

This apartment features a south west Sea facing wrap-around balcony accessed from your main living space. Marina Court has a small communal garden and pedestrian gate access on site from south entrance and driveway entrance from the North. It is across the road from the public park at La Frigate, the marinas and the beach.

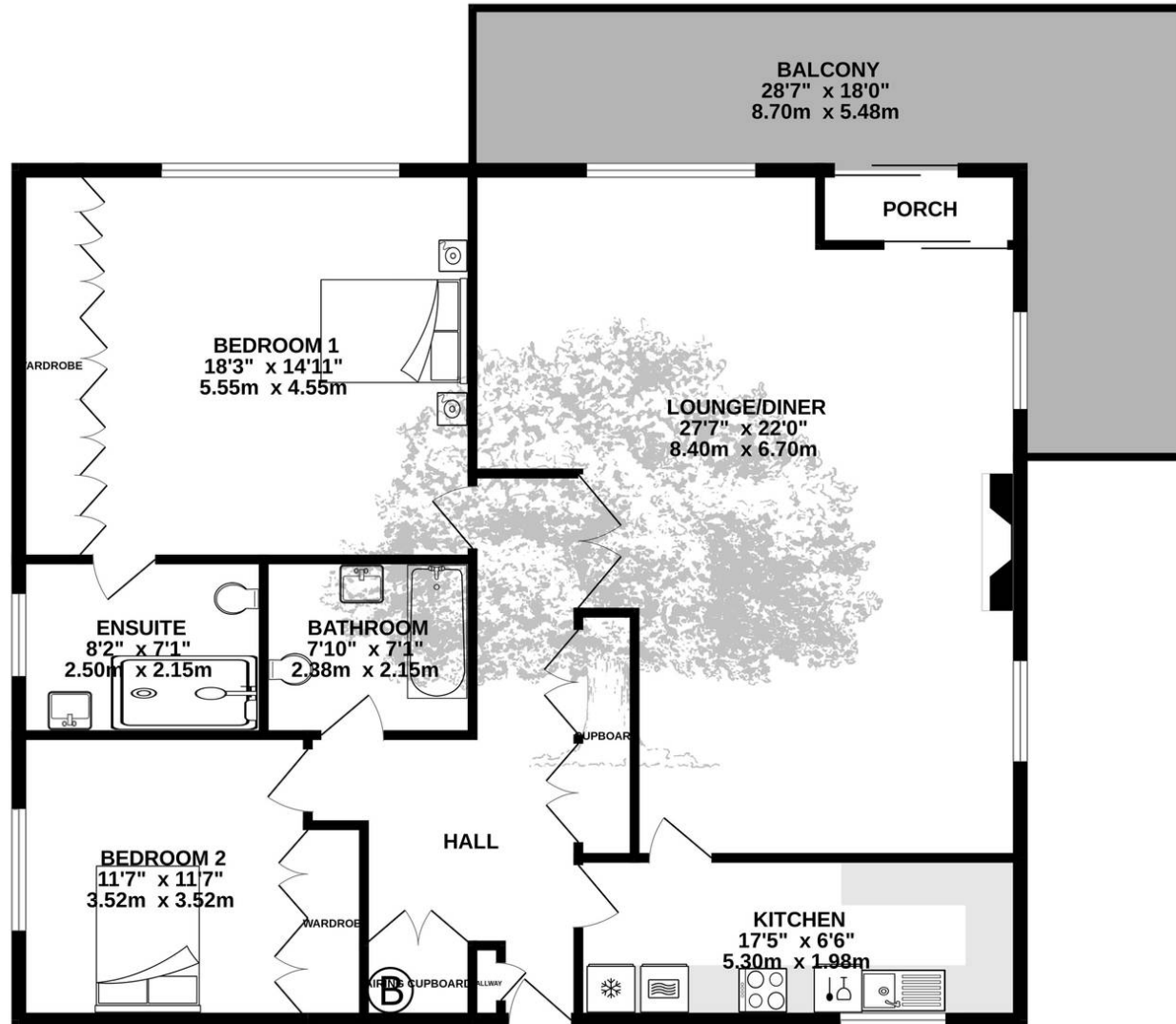
Services

Fully double glazed. Electric heating. All mains services, excluding gas. Service charge £915 per quarter - includes contribution to sinking fund, building insurance, communal lighting and cleaning, gardeners for communal areas.





GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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