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**330 Le Capelain House, Castle Quay, La Rue De L'etau**

Asking **£829,000**

**BROADLANDS**

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## 330 Le Capelain House, Castle Quay, La Rue De L'etau

- Marina facing two bed two bath apartment
- Third floor
- Magnificent views over the Marina and Elizabeth Castle
- 22 foot lounge/kitchen/diner
- Two double bedrooms one ensuite
- 25 foot balcony
- Underfloor heating and air conditioning
- Designated parking space
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



## 330 Le Capelain House, Castle Quay, La Rue De L'etau

A comfortable south facing apartment on the third floor of Le Capelain House with sweeping views over the Marina to Elizabeth Castle and St Aubin's Bay.

The 22 foot main reception room has lovely floor to ceiling windows and access to the private balcony. The peaceful outlook is very relaxing, with a faint sound of rigging striking masts from the Marina below in the background. A contemporary fully fitted kitchen has integrated appliances including oven, hob, extractor, microwave, fridge, freezer, dishwasher and coffee machine.

The accommodation further includes main double bedroom with ensuite shower and door to the balcony, a second double bedroom, house bathroom and utility cupboard. The apartment comes with a designated parking space.

Downstairs a Coopers coffee shop is ideally placed for meeting friends and a Morrisons convenience store is on hand for daily supplies.





### **Living**

Entrance hall with doors to all rooms and video entry phone. Spacious lounge/kitchen/diner with windows and door to balcony. Fully fitted kitchen. Utility cupboard with washing machine.

### **Sleeping**

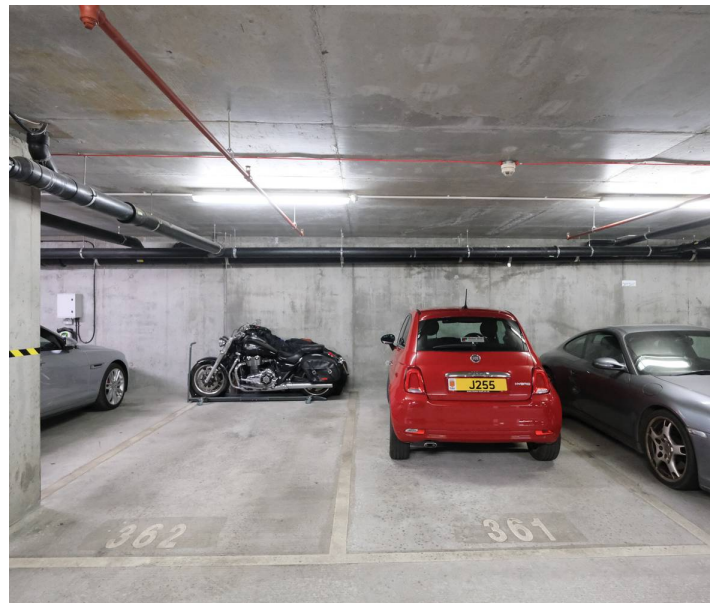
Main bedroom with fitted double wardrobe and contemporary ensuite shower room. Second bedroom with standalone triple wardrobe, and house bathroom.

### **Outside**

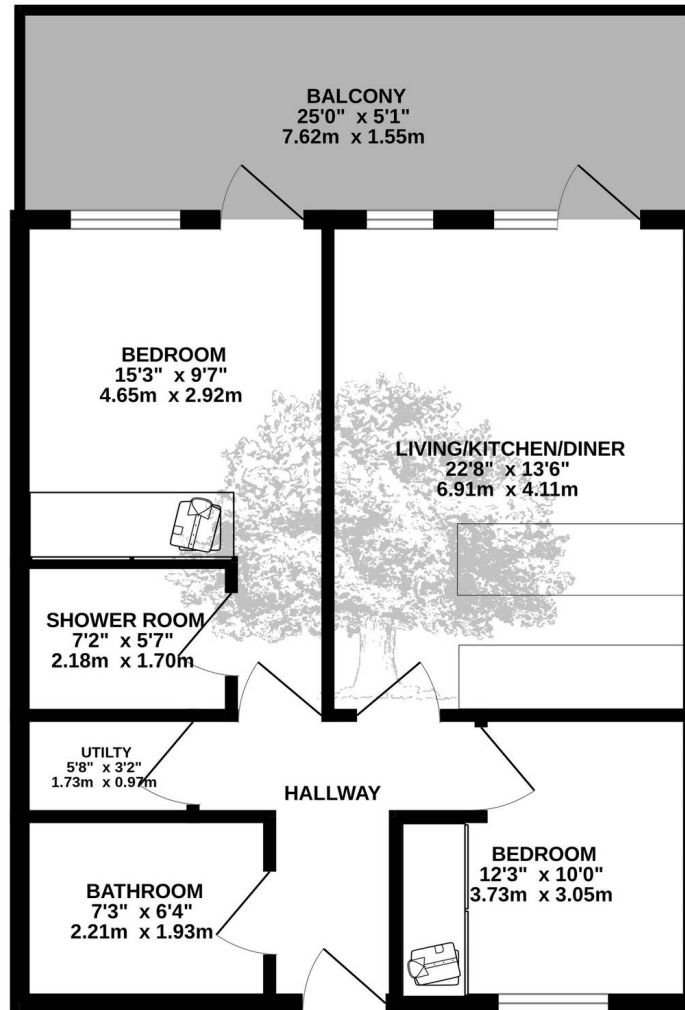
Large balcony with sweeping views over the Marina. Designated parking space in the underground garage. Plenty of communal space in the Chart Room located on the ground floor - ideal for business meetings and generally relaxing.

### **Services**

All mains excluding gas. Electric under floor heating. Air conditioning system. Service charge of £1,177.27 per quarter covers building insurance, Parish rates, power and cleaning in the communal areas, lift maintenance, concierge, underground parking maintenance, fire system maintenance, care of the garden areas and water rates. A service charge of £61.12 per quarter covers the parking space.



THIRD FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851sq.ft. (79.1 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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