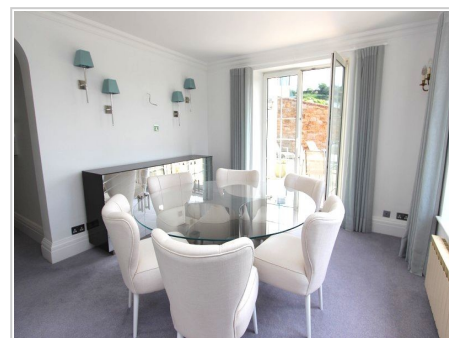


Chateau Des Roches,
Le Mont Gras D'eau ,
St.
Brelade,
Jersey.
JE3 8ED

1,325,000



- 2 Beds & 1 large study
- Double garage with storage space for shelving
- Walk to St. Brelades Bay
- Large terrace
- Kitchen with doors to rear balcony
- Modern kitchen with island & integrated appliances
- Close to restaurants, parks and bus stop



Viewing Instructions: Strictly By Appointment Only

General Description

A luxury apartment set in prestigious building in St. Brelade's Bay. It is possible to walk to the beach, shop, restaurants, hotels, parks and bus stop.

Internally, the apartment is light and airy with spacious rooms and has the benefit of a large terrace with access from the bedroom and dining room, making it ideal for al fresco entertaining. There is a 21ft sitting room, a beautifully fitted kitchen with centre island, modern bathrooms, and a large study with access to the rear balcony. There is good storage within the property in addition to a separate private store. Of particular note is the large double garage again with space for shelving or storage.

This beautiful apartment comes highly recommended and would suit a professional couple or those looking to scale down.

Comprises: - Entrance hall, cloakroom, utility cupboard with shelving, sitting room with triple windows facing south, doors to dining room with south windows and patio doors to very large sun terrace. Kitchen with fitted appliances, centre island and sliding door to small balcony, rear hall with storage cupboard, airing cupboard and waste shoot. Main bedroom suite with fitted wardrobes, en suite bathroom with twin wash hand basins and vanity unit with granite tops, large double bedroom with access to terrace, the study has fitted office furniture and a 'pull-down' bed, modern house shower room.

There is access to the rear of the apartment with gravel area creating a feeling of light and space to all rooms.

Services: Mains electricity, gas heating, mains water, mains drainage, Service Charge approx Â£4,400.00 p.a .

Parking: Large double undercover garage. Visitor parking for the apartment block.

Category and Tenure: Entitled and Share transfer

Accommodation

Services

Mains electricity, gas heating, mains water, mains drainage, Service Charge approx Â£4,400.00 p.a .

Tenure

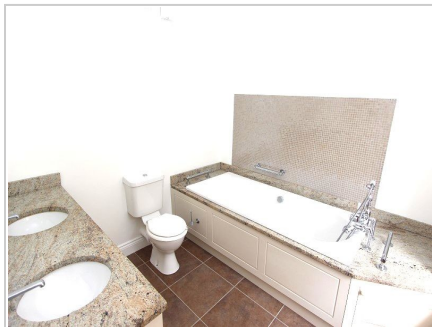
We are informed that the tenure is Share Transfer

Council Tax

Band Not Specified

Directions

JT Directory Map 13. 18 L: Situated behind L Horizon Hotel on Le Mont Gras d Eau.





TOTAL APPROX. FLOOR AREA 1771 SQ.FT. (164.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any errors. You may not make a permanent copy of or reproduce this floor plan in any form as the intellectual rights belong to Hunt Estates Limited.
 Made with Motopix ©2018

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.