



## Bay View Court La Route de St Aubin

, St. Helier, JE2 4ZZ

Offers in excess of £1,895,000



NO JERSEY HOUSING QUALIFICATIONS REQUIRED - We are delighted to offer you this rare opportunity to purchase a very spacious, luxuriously appointed, 3 bedroom, 2 bathroom apartment situated within this elevated gated development enjoying panoramic sea views of the whole of St Aubin's Bay, yet just a short stroll to the town centre and a short commute to the airport. The apartment is in absolute walk-in condition and from the moment you walk in to the spacious and welcoming entrance hallway which leads on to all rooms you will appreciate the space this apartment really has to offer. The lounge & dining area, perfect for entertaining, is large and leads to the south facing balcony and there is also an off-set well appointed, quality kitchen enjoying the same tremendous views. The master bedroom also enjoys the panoramic sea views and access out to the south facing balcony and enjoys a fully tiled en-suite with large walk-in shower and tasteful fully fitted furniture. The two further double bedrooms also have fully fitted furniture and share the fully tiled house bathroom. The apartment also benefits from plenty of storage, basement storage, secure parking for 2 cars, visitor parking and apart from the best views from the South coast of Jersey, the best views available of the Jersey Battle of Flowers and the International Air display. VIEWING IS AN ABSOLUTE MUST.



Entrance hallway 19'8" x 12'9" (6.0 x 3.9)

Carpeted entrance hall with doors to cloakroom, master bedroom, bedroom 2, bedroom 3, house bathroom and double doors to kitchen / lounge / dining. Plenty of built-in cupboards and storage.

Cloakroom

Fully tiled walls & floor. Wall hung WC, wash hand basin with mirror above. Under floor heating.

Kitchen 13'5" x 10'2" (4.1 x 3.1)

Great sized, light & airy kitchen with probably the best views of St Aubin's Bay in Jersey featuring a range of high and low, high white gloss kitchen units, quartz worktops and up-stands. Integrated fridge / freezer, double ovens, hobs with extractor over, dishwasher and Quooker tap. Wood effect vinyl flooring and recessed lighting opening on to the fantastic lounge / diner

Lounge / dining 25'3" x 15'0" (7.7 x 4.58)

The large lounge and dining area provides the ultimate entertaining and chill-out area and enjoys panoramic views of St Aubin's Bay taking in Elizabeth Castle & St Aubins Fort with sliding doors opening on to the south facing balcony.

Master bedroom 33'2" x 11'0" (10.13 x 3.37)

What an awesome master suite with spectacular sea views to wake up to. The bedroom is again, large with windows taking advantage of the views, sumptuously appointed and has a great en-suite shower room.

En-suite

Fully tiled walls and floor. Large walk-in shower, Wall hung WC, wash hand basin with cupboards below and large mirrored cupboard above. Heated towel rail. Underfloor heating. Recessed lighting.

Bedroom 2 12'4" x 14'4" (3.77 x 4.369)

Spacious double bedroom laid to carpet with quality built-in furniture and recessed lighting.

Bedroom 3 11'10" x 11'1" (3.623 x 3.4)

Spacious double bedroom laid to carpet with quality built-in furniture and recessed lighting.

House bathroom 7'10" x 5'5" (2.4 x 1.67)

Fully tiled walls and floor. Bath with overhead shower and shower screen, wall hung WC, wash hand basin with cupboards below and large mirrored cupboard above. Heated towel rail. Underfloor heating. Recessed lighting.

Balcony

South facing balcony ideal for taking in the spectacular vista

Parking

2 secure, private & garage parking spaces plus visitor parking. Large storage cupboard within basement parking.

Services

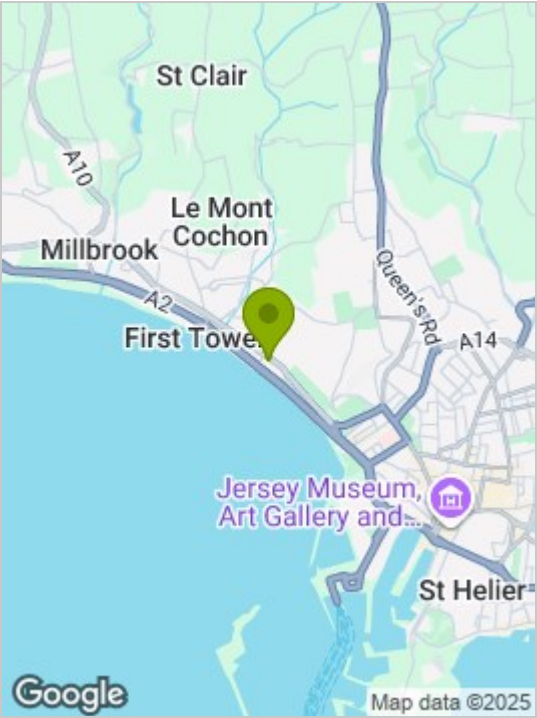
Service charges are approx. £1,467.70 / quarter paid biannually, to include: Expenses block A: Cleaning, repairs & Maintenance, electricity, lift Maintenance, lift Insurance, lift Telephone, Parish rates & insurance  
Common Expenses: Gardening, water rates, management fees, accountancy fees, company secretarial fees, bank charges, painting, registration fee, meeting room & sundries.

Directions

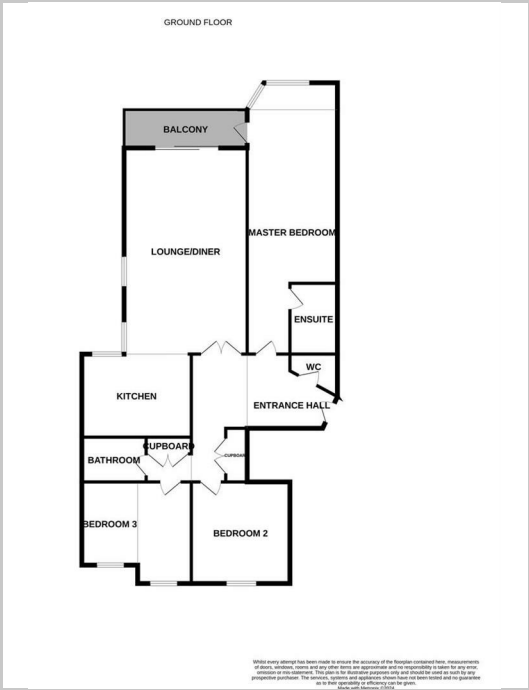
From The Grand Hotel or West Park Apartments direction travel along the Inner Road towards First Tower. Bay View Court is on your LHS almost opposite the Lotus House. Look for the gated development.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plan



Energy Efficiency Graph

