



4 La Route De St Aubin  
, St Helier, JE2 3SD

**£670,000**



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Troys are delighted to offer to the market, a selection of three brand new, purpose built apartments. Each apartment will be finished to high specification and will offer generous living space throughout. The apartments are conveniently located on St Aubin inner road and offer easy access to town and the western parishes and have the added benefit of being on Jersey's most popular bus route. There is easy access to the beach for the summer evening walks.

Apartment 4 is situated on the first floor of the building with lift access and offers two double bedrooms one with En-suite bathrooms, a large kitchen/living area and a private terrace that benefits from south facing orientation, catching the all day sun.

To complete this brand new apartment is an allocated parking space for one car. The apartments are nearing completion and full plans and specifications are available upon request.

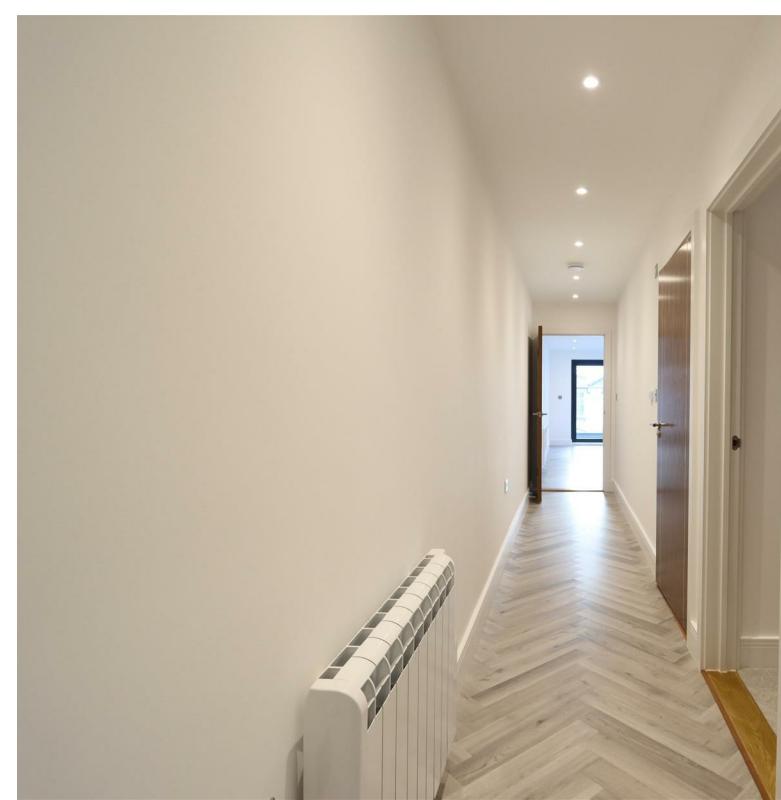
**Kitchen/Sitting Room**  
21'8" x 20'1" (6.62 x 6.14)

**Utility Room**  
16'1" x 6'9" (4.92 x 2.07)

**Hallway**  
25'0" x 3'5" (7.63 x 1.06)

**Cloakroom**  
7'3" x 6'10" (2.23 x 2.10)

**Bedroom 1**  
10'11" x 11'2" (3.33 x 3.41)





Bedroom 1 walk in wardrobe  
5'8" x 7'3" (1.74 x 2.21)



Bedroom 1 en-suite  
5'10" x 4'9" (1.80 x 1.45)

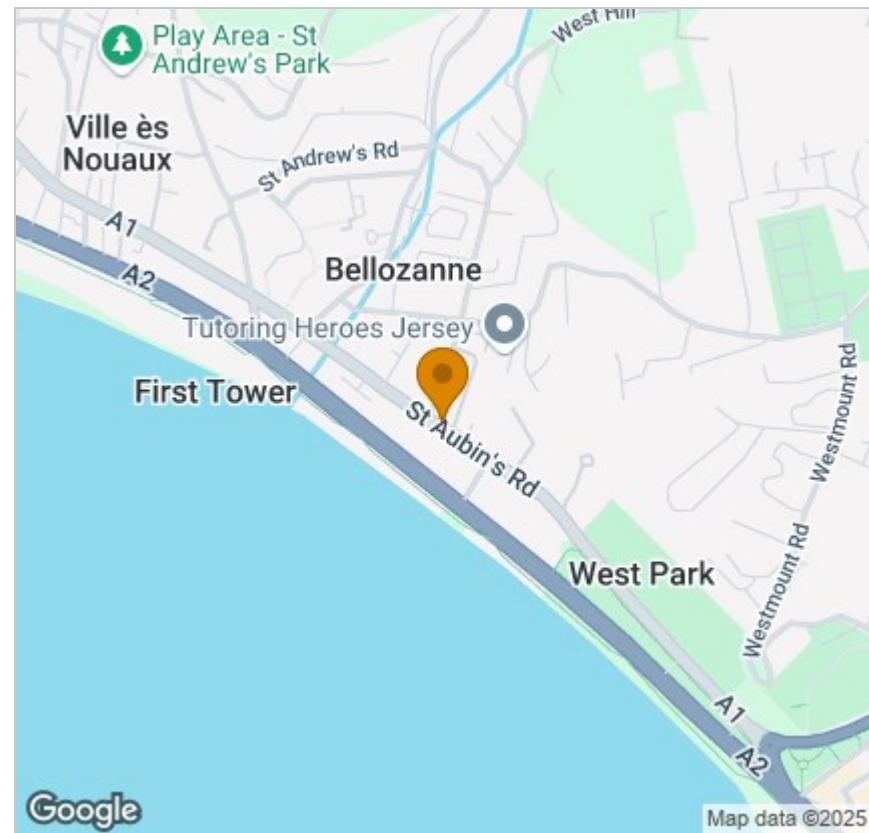
Bedroom 2  
15'9" x 13'6" (4.82 x 4.12)



## Floor Plan



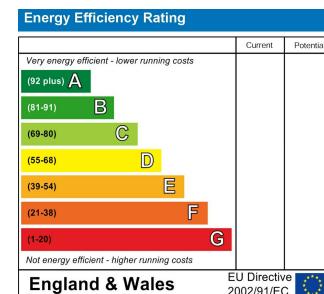
## Area Map



## Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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10 Sand Street, St Helier, Jersey, JE2 3QF  
Tel: 01534 607070 Email: [duty@troysjsy.com](mailto:duty@troysjsy.com)