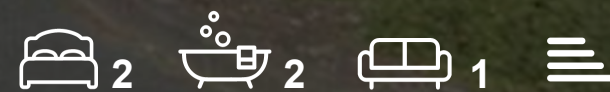




3 Au Caprice La Rue De Haut  
St. Lawrence, Jersey, JE3 1JZ

**£3,650 PCM**



### 3 Au Caprice La Rue De Haut

St. Lawrence, Jersey, JE3 1JZ

ENTITLED / LICENSED - Welcome to Au Caprice – an exclusive new development just moments from the beach and the charm of St Aubin's. This boutique collection of only four luxury apartments has been finished to an exceptional standard throughout.

Apartment 3 is a spacious first-floor residence offering over 1,100 sq. ft. of elegant living space. The accommodation includes a bright, open-plan living area with a bespoke media wall and a fully fitted contemporary kitchen. A sunroom provides stunning views, while the generous master bedroom features a dressing area and a stylish en-suite. A second double bedroom, a modern house bathroom, and a large private terrace with sea views complete the interior.

Additional highlights include two allocated parking spaces within a secure gated driveway, an electric vehicle charging point, and an external storage unit.

Available immediately to Entitled/Licensed Card Holders

Hallway

Open plan  
34'5" x 21'10" (10.50 x 6.66)

Kitchen

Lounge/ diner

Conservatory







Master bedroom  
17'5" x 13'1" 8'6" x 6'2" (5.33 x 4.01 2.6 x 1.89)

En suite  
2.75x1.85  
(0.61m.22.86mx0.30m.25.91m)

Dressing room  
8'6 x 6'2 (2.59m x 1.88m)



Bedroom 2  
15'11" x 11'7" (4.86 x 3.55)

House bathroom  
9'0" x 21'10" (2.75 x 6.66)

Terrace

Exterior

Parking

Services/ service charge



Floor Plan



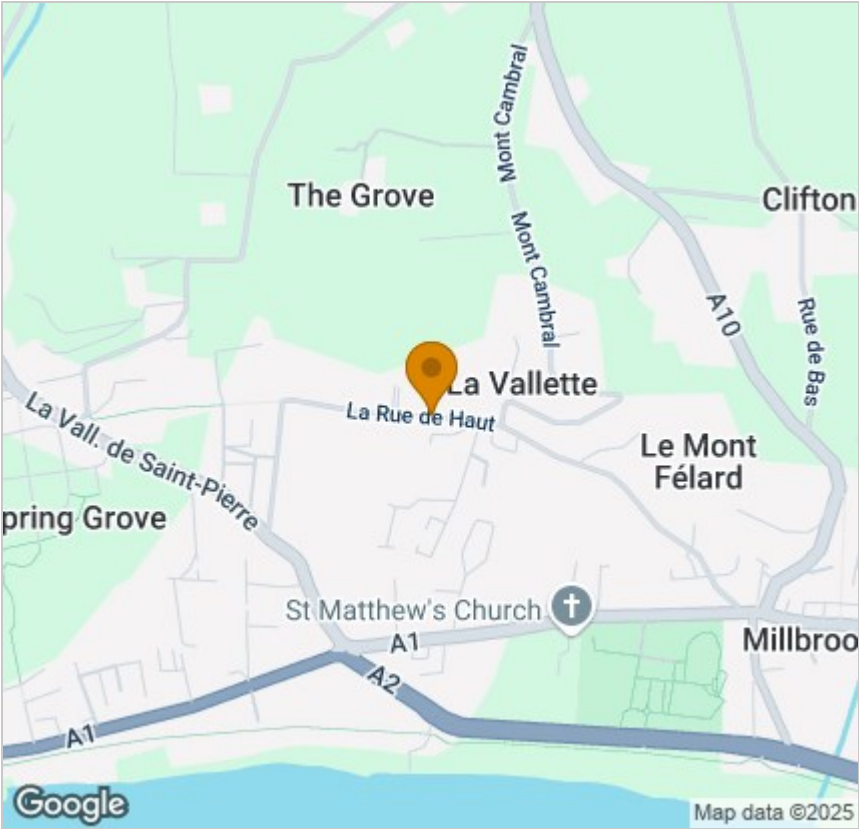
Viewing

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.

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Area Map



Energy Efficiency Graph

