



Apt 3 Au Caprice

La Route De La Haule

St. Brelade

Jersey

JE3 8BA

£1,395,000

FC121

FLYING FREEHOLD - Au Caprice is an exceptional new development featuring four apartments, ideally situated near St. Aubin and just across the road from the beach. Within walking distance, you'll discover a vibrant selection of shops, bars, and restaurants at St. Aubin's Harbour. Plus, easy access to the cycle path and the beach is right at your doorstep, with a frequent bus route to town and St. Brelade nearby.

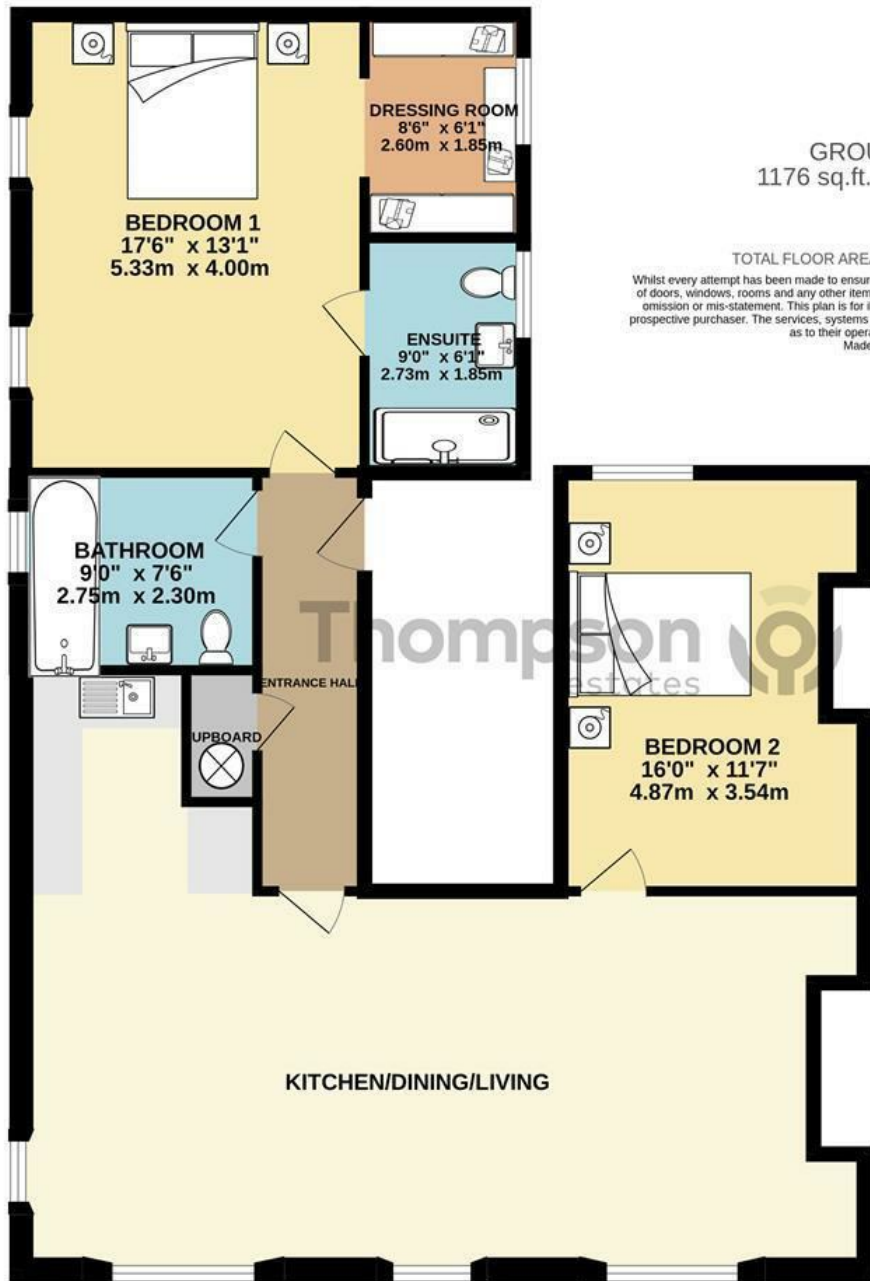
Apartment 3 is a spacious first-floor residence offering two bedrooms and two bathrooms, spanning over 1,000 sq. ft. The open-plan lounge, kitchen, and dining area are sea-facing, with double doors that lead to a large sun terrace. Here, you can enjoy breathtaking panoramic views of the bay, stretching from Elizabeth Castle to St. Aubin's Fort—an ideal setting for morning coffee or al fresco dining. The principal bedroom features a luxurious en-suite bathroom, while the second bedroom has convenient access to the house bathroom.

The property includes secure gated parking for two cars at the rear, along with a private storage room for added convenience









GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.

TOTAL FLOOR AREA : 1000sq.ft. (92.9 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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Outside

Large terrace with sea views.

Parking for 2 cars and private store room.

Services

Service charge is £217.76 per month.

Mains drains and water.

Electric heating.

Triple glazing.

Directions

Heading towards St Aubin along La Route de La Haule, after Beaumont roundabout, the apartments are approximately 1/2 mile along on the right hand side (the last property before the large field and opposite the car park).

Call us on

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Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.