



FC287

**APT 3, LA TOUR, MAISON MARTEL LA RUE DU
CROCQUET, ST BRELADE, JE3 8BZ**

Asking Price

£1,350,000

FINE & COUNTRY
JERSEY

Property details

FLYING FREEHOLD - A truly exceptional three-bedroom, 2 bathroom duplex apartment forming part of an exclusive development located on the charming high street of St Aubin. Just a short stroll down the hill brings you to St Aubin's Village and harbour, where you will find an excellent selection of restaurants, cafés, bars and boutique shops. Beautifully finished throughout, this spacious home is arranged over two floors and offers stunning, uninterrupted sea views over St Aubin's Bay.

The top floor features a superb open-plan kitchen and lounge with direct access to a generous sun terrace, perfectly positioned to enjoy breathtaking coastal views.

The lower level comprises three double en-suite bedrooms, including two bedroom suites carried over from the original penthouse layout, together with the additional third suite from the ground floor design. This floor also benefits from a separate utility room and access to a private rear terrace.

The development consists of four houses and four duplex apartments, all benefiting from private parking and sea views. This apartment further includes underground parking for two cars and lift access from the carpark. This is an outstanding opportunity to reside in one of St Aubin's most desirable new developments, combining luxury living, convenience, and an unbeatable location.

Outside

Large sun terrace overlooking St Aubin's Bay.

Rear terrace accessed via bedroom 1

Services

All mains except gas.

Electric under floor heating.

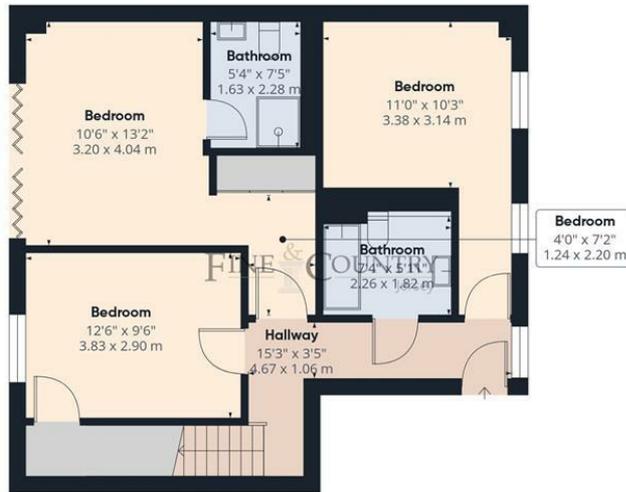
Underground parking for 2 Spaces 19&20.

Directions

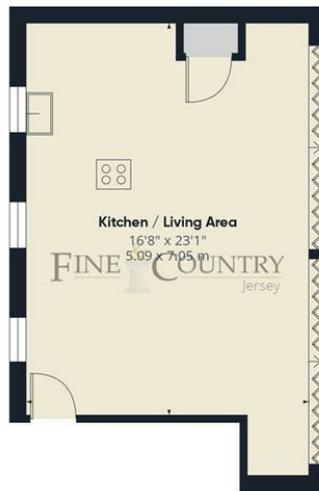
Driving down St Aubin's High Street, La Tour development is located half way down on the right hand side.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
1059 ft²
98.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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MONEY LAUNDERING REGULATION - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

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.