



Apt 2 La Tour

La Rue Du Crocquet

St. Brelade

Jersey

JE3 8BZ

£1,250,000

FC187

FLYING FREEHOLD - INVESTMENT ONLY. We are pleased to offer this fantastic ground floor duplex apartment situated within a newly built development in the heart of St Aubin. It has been finished to the highest standard and offers stunning sea views, with access to all that the St Aubin's Village has to offer.

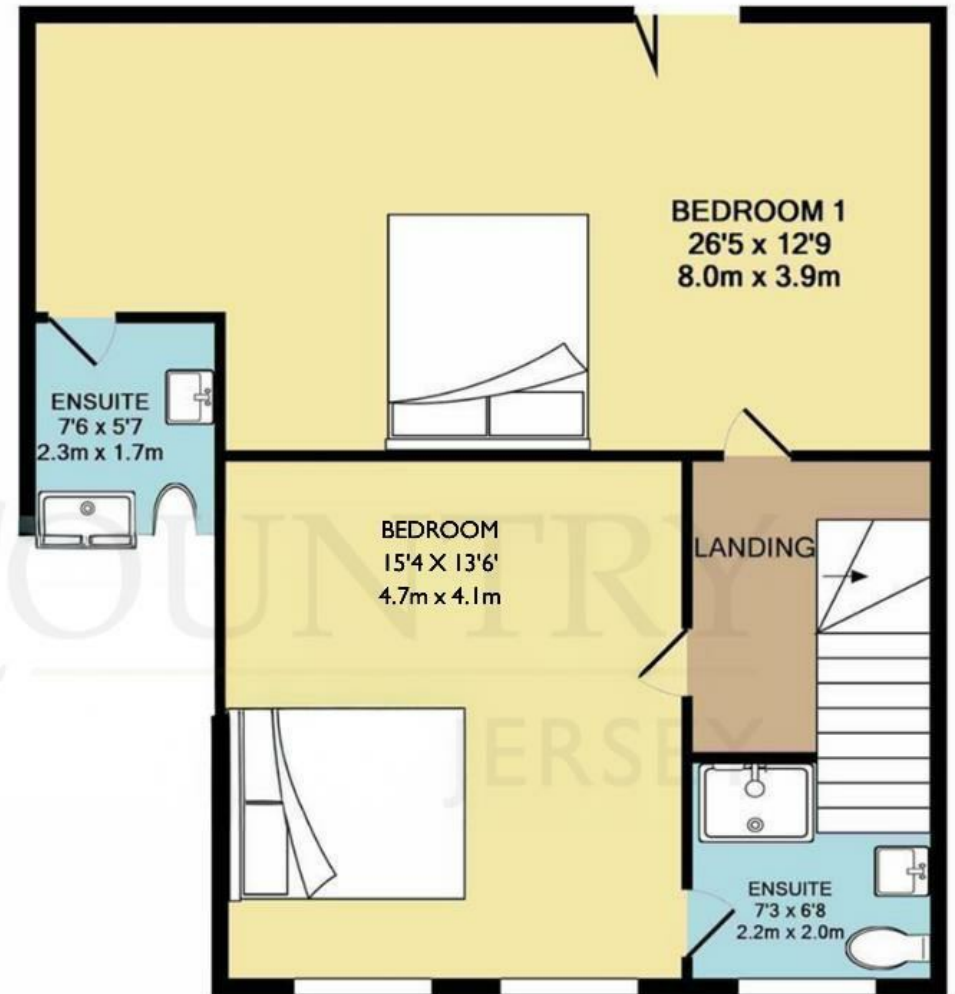
The apartment has a great size open-plan lounge/kitchen on the ground floor with access to a rear terraced area and a separate utility room, whilst upstairs there are 2 double en-suite bedrooms. There is also underground parking for 2 cars.







GROUND FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1369 SQ.FT. (127.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Outside

Rear terraced area.

Underground parking for 2 cars.

Services

All mains. Electric under floor heating.

There will be a small communal charge which is yet to be confirmed.

Directions

Heading up Mont de la Rocque, take the left fork and La Tour development is the new development on the right hand side.

Call us on

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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.