



Apt 4 Au Caprice

La Route De La Haule

St. Brelade

Jersey

JE3 8BA

£1,295,000

FC122

FLYING FREEHOLD - Au Caprice is a fantastic new development of only 4 apartments situated close to St Aubin, across the road from the beach. Nearby you will find a plethora of shops, bars and restaurants on St Aubin's Harbour, while also benefiting from easy access to the cycle path and bus route into town.

Apartment 4 is penthouse with 2 bedrooms and 2 bathrooms, measuring approx 1,000 sq.ft. The spacious open-plan lounge/kitchen/diner has beautiful panoramic sea views of the whole bay and double doors opening out to the sun terrace; the perfect spot to enjoy a morning coffee or an evening meal. The principle bedroom has an en-suite bathroom, whilst the second bedroom has use of the house bathroom.

Private parking is located to the rear of the building for 2 cars and in addition to this is a private store room.











GROUND FLOOR
997 sq.ft. (92.6 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.

Secure gated parking for 2 cars and private store.

Services

Service charge is £201.24 per month.

Electric heating.

Mains water and drains.

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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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.