





# Apt 3 Junior Suite Les Bardeaux

La Rue De Haut  
St. Lawrence  
Jersey  
JE3 1JZ

£2,995,000

FC082

FLYING FREEHOLD - Welcome to Les Bardeaux, an unrivalled display of luxury living.

Apartment 3 is a 2 bedroom apartment measuring 1,970 sq.ft. No expense has been spared and no detail unexplored within this exclusive development of eleven apartments.

A undercover garage is available for all apartments to use, which has been thoughtfully designed to provide each owner with at least 2 spaces, equipped with electric charge points, private store rooms, and easy lift access. Complementing the convenience, an external car washing bay and visitor parking facilities are also available.

Every apartment is fully equipped to accommodate smart home features, boasting video entry systems, Control 4, Lutron, and other cutting-edge technologies. The kitchen and utility areas showcase a carefully curated selection of top-end brands, ensuring a perfect blend of style and functionality. German brands like Miele, Schuller, and Neff adorn these spaces, brought together by our talented Design team to create a beautiful and modern contemporary design, perfect for home dining and hosting memorable parties.

Situated in a highly-coveted area, this magnificent development boasts breathtaking and ever-changing sea views of St Aubin's Bay. Its privileged location places it a mere five minutes away from Jersey's Airport and the private jet terminal, offering utmost convenience for travel. Within a short stroll, residents will find access to a private medical facility, ensuring their healthcare needs are well catered for. Additionally, the efficient network of bus routes, schools, various shops, inviting beaches, exquisite restaurants, and luxurious hotels, are all conveniently within walking distance.



# Specifications

## Total Area (M<sup>2</sup>)

### Unit 2

LIVING	81.21	UTILITY	5.95
BALCONY	36.75	BATHROOM	5.55
MASTER BEDROOM	29.67	BALCONY	4.74
STUDY	15.02	LOBBY	2.77
BEDROOM 2	12.79	WC	2.41
BALCONY	0.37	STORE	1.89
ENTRANCE HALL	9.19	<b>TOTAL</b>	<b>228.2</b>
EN-SUITE	6.74		

### Unit 3

LIVING	81.21	UTILITY	5.95
BALCONY	36.75	BATHROOM	5.55
MASTER BEDROOM	29.67	BALCONY	4.74
STUDY	15.02	LOBBY	2.81
BEDROOM 2	12.79	WC	2.41
BALCONY	11.17	STORE	1.89
ENTRANCE HALL	9.19	<b>TOTAL</b>	<b>228.2</b>
EN-SUITE	9.05		

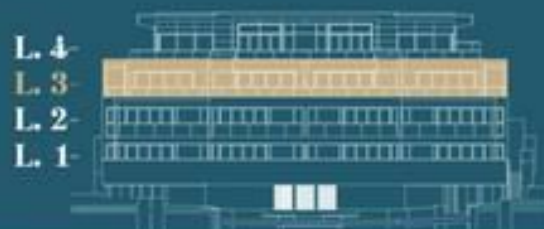


## Floor Plan, Level Three, Unit 2 & 3



## South Elevation

Two apartments with south-facing balconies



### Outside

South facing terrace which leads out from the living area

South facing terrace from the principle bedroom and a 2nd terrace from the 2nd bedroom

Private undercover parking for two cars and storeroom

### Services

Underfloor heating

Lutron QS system

### Directions

Heading west on St Aubin's Inner Road, pass Bel Royal Motors, drive through the bend and continue towards La Vallee de St Pierre. Take the next right into La Rue de Haut (which is at the side of Bel Royal School) and drive past Little Grove Clinic. The development is on the LHS.

### 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.