



Apt 2 Les Bardeaux

La Rue De Haut
St. Lawrence
Jersey
JE3 1JZ

£2,995,000

FC081

FLYING FREEHOLD - Introducing Les Bardeaux; An exclusive collection of just 11 luxury apartments with a prestigious address coveted by discerning homeowners. Apartment 2 is a two-bedroom Junior Penthouse measuring circa 2,900sq.ft. (including terraces).

Offering a contemporary open-plan design that seamlessly blends style with functionality, this exquisite residence is designed to elevate your lifestyle. Expansive entertaining spaces are perfect for hosting gatherings or simply unwinding in style. The generously appointed lounge area beckons with its inviting ambiance, while the sleek kitchen is adorned with top-of-the-line Miele appliances and stone work surfaces. Adjacent, the dining area sets the stage for memorable meals and intimate conversations and the recessed reading corner and study area, offer an escape for work or leisure.

Breathtaking panoramic sea views of St Aubin's Bay, are seamlessly visible from the living areas, sun terraces and the luxurious owner's suite.

For utmost convenience and security, this unparalleled residence includes lift access to all floors and private garaging for two cars. Additionally, a dedicated store room provides practicality, while visitor parking ensures effortless hospitality for your guests. The location places it 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.

Experience the pinnacle of coastal living with this Junior Penthouse, where every detail is crafted to offer you the ultimate blend of comfort, sophistication, and unparalleled views.









Specifications

Total Area (M²)

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	11.17	STORE	1.89
ENTRANCE HALL	9.19	TOTAL	228.2
EN-SUITE	8.74		

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	TOTAL	228.2
EN-SUITE	9.05		

2
Bedrooms

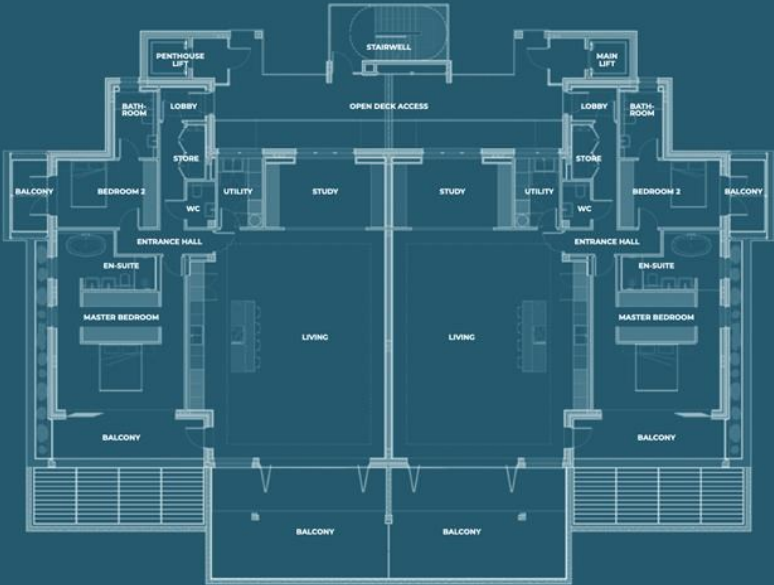
1
En-suites

1
Bathroom

1
WC

2
Cars

Floor Plan, Level Three, Unit 2 & 3



South Elevation

Two apartments with south-facing balconies



Outside

A large south facing terrace with panoramic sea views over St Aubin's Bay.

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

Private undercover garaging for two cars, wired for an electric charging point.

Private storeroom.

6 visitor spaces with one being a car wash facility.

Wired up for electric charging points, up to the owner to install.

Services

Underfloor heating

Lutron QS system

Service charge TBC

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 located 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.