



## Elegant apartment with large sun terrace in St Brelade's Bay.

**Chateau Des Roches, Le Mont Gras D'eau, St Brelade, Jersey, JE3 8ED**

Guide Price £1,150,000 - Share Transfer



**Spacious apartment • Exclusive and sought after address • Large private sun terrace • Double garage and ample visitor parking • Secure building with lift access • St Brelade's Bay • Approx 1661 Sq Ft In need of refurbishment • 3 bedrooms • 2 reception rooms • 2 bathrooms**

#### Local Information

The highly acclaimed St Brelade's Bay area is regarded as one of the most exclusive addresses in the Channel Islands. Outstanding scenery, stunning blue flag beaches, a wealth of excellent restaurants and facilities make the area a much sought after retreat.

A short drive and staying within the parish of St. Brelade and all your needs are cared for: Doctors, dentists, schools, shops the list goes on and on. The Airport is approximately a ten minute drive away and you can be in St Helier in approximately fifteen minutes.

#### About this property

An impressive three bedroom apartment on the first floor of the sought after Chateau des Roches that enjoys views across the trees over to St Brelade's Bay and Beauport point.

Facing south with lots of natural light and allowing the sunlight to fill the large rooms, this apartment also benefits from a large private terrace. The apartment requires some updating throughout but this is a fantastic opportunity for someone to create a wonderful and elegant apartment in an exclusive development.

The large sitting room has three south facing windows and double doors leading into the separate

dining room that opens to the sun terrace.

The kitchen has space for a breakfast table and there is a separate utility cupboard and cloakroom. The three double bedrooms all have built-in wardrobes, one with en suite and a house bathroom.

#### Outside

Generous, communal landscaped areas provide a comfortable external environment. Mature tree screening provides complete peace and privacy.

The spacious double garage is complimented by extensive visitor parking.

#### Restrictions

No children or pets are permitted.

#### Tenure

Share Transfer

#### Services

Service Charge £435 pm  
Oil fired central heating  
Restrictions  
No children or pets are permitted.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.  
Telephone: +44(0)1534 722 227.







Chateau Des Roches, Le Mont Gras D'eau, Jersey, JE3 8ED  
Gross Internal Area 1661 sq ft, m<sup>2</sup>

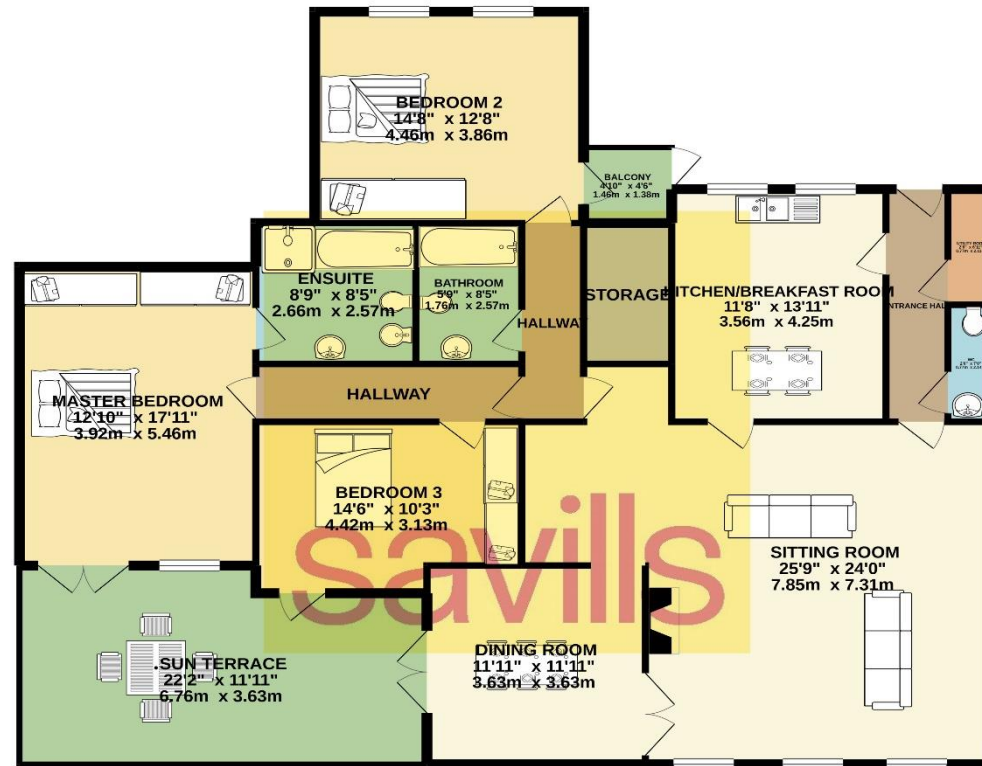


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**GROUND FLOOR**  
1661 sq. ft. (154.3 sq. m.) approx.



TOTAL FLOOR AREA: 1661 sq. ft. (154.3 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 is given as to their operability or efficiency can be given.

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