



Spacious three bedroom apartment in an idyllic location.

La Route Des Genets, St Brelades, JE3 8HY

Guide Price: £1,295,000

savills



**Spacious three-bedroom, three-bathroom duplex apartment • Private balcony and beautifully kept communal gardens • Secure underground parking for 2 cars plus visitors parking • Ample storage space • Lift access and on-site caretaker • Approx 2,166 sq ft**

**• 3 bedrooms • 3 bathrooms • 2 reception rooms**

#### Local Information

La Rocquaise is highly regarded as one of the most exclusive addresses for coastal property in Jersey. The location is peaceful, set above St Brelade's Bay which can be accessed via steps from the development. A stunning stretch of blue flag beach with an abundance of water sports and wealth of superb restaurants make St Brelade's Bay a much-revered retreat.

#### About this property

La Rocquaise is also situated along the island's best bus route and conveniently positioned between Red Houses which offers a variety of shops, cafes, and bars just a two-minute drive in one direction, with Ouaisne Bay and the beautiful village of St Aubin in the other.

An approximate 15 minute drive will take you either to St Helier or head west to the popular stretch of St Ouen's Bay.

Elegant living is provided by this large duplex apartment. The accommodation is in immaculate condition with solid oak flooring in principal rooms.

With a floor area of approximately 2166 square feet; it is suitable for most requirements, providing a huge living room opening onto a generous size balcony, fabulous kitchen, separate utility room, and

entrance hall storage cupboard, two en suite bedrooms, of which the main bedroom also has a walk-in dressing room, the third bedroom benefits from the generous well equipped house shower room.

Available immediately with no onward chain.

#### Tenure

Flying Freehold

#### Services

All mains except gas. Electric central heating and full double glazing. Lift access to all floors. Full-time caretaker.

#### Services charges:

£400.50 PM, £4,806.00 PA

#### Viewing

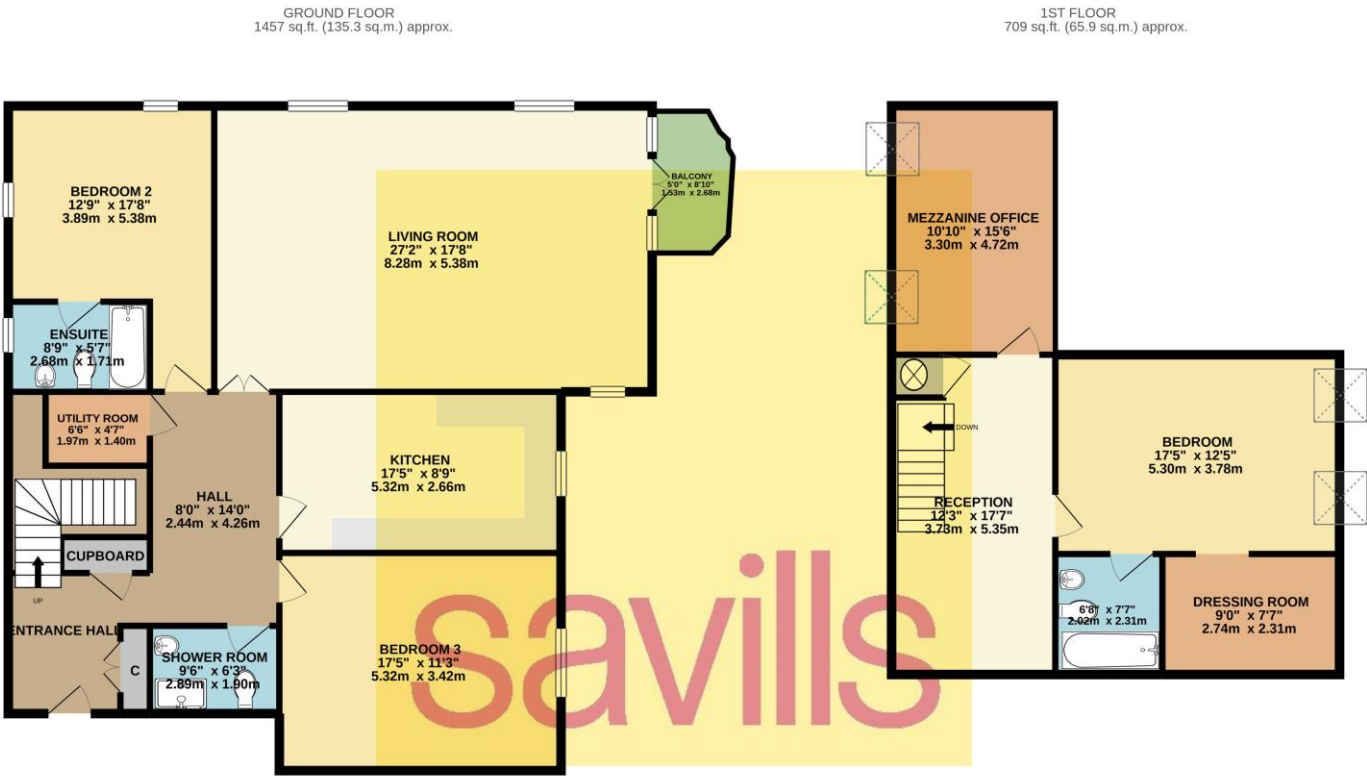
All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.

Telephone: 01534 722 227.









TOTAL FLOOR AREA : 2166 sq.ft. (201.2 sq.m.) approx.

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