

INTRODUCING
2 The Atrium, Le Mont Gras D`Eau, St Brelade, JE3 8ED

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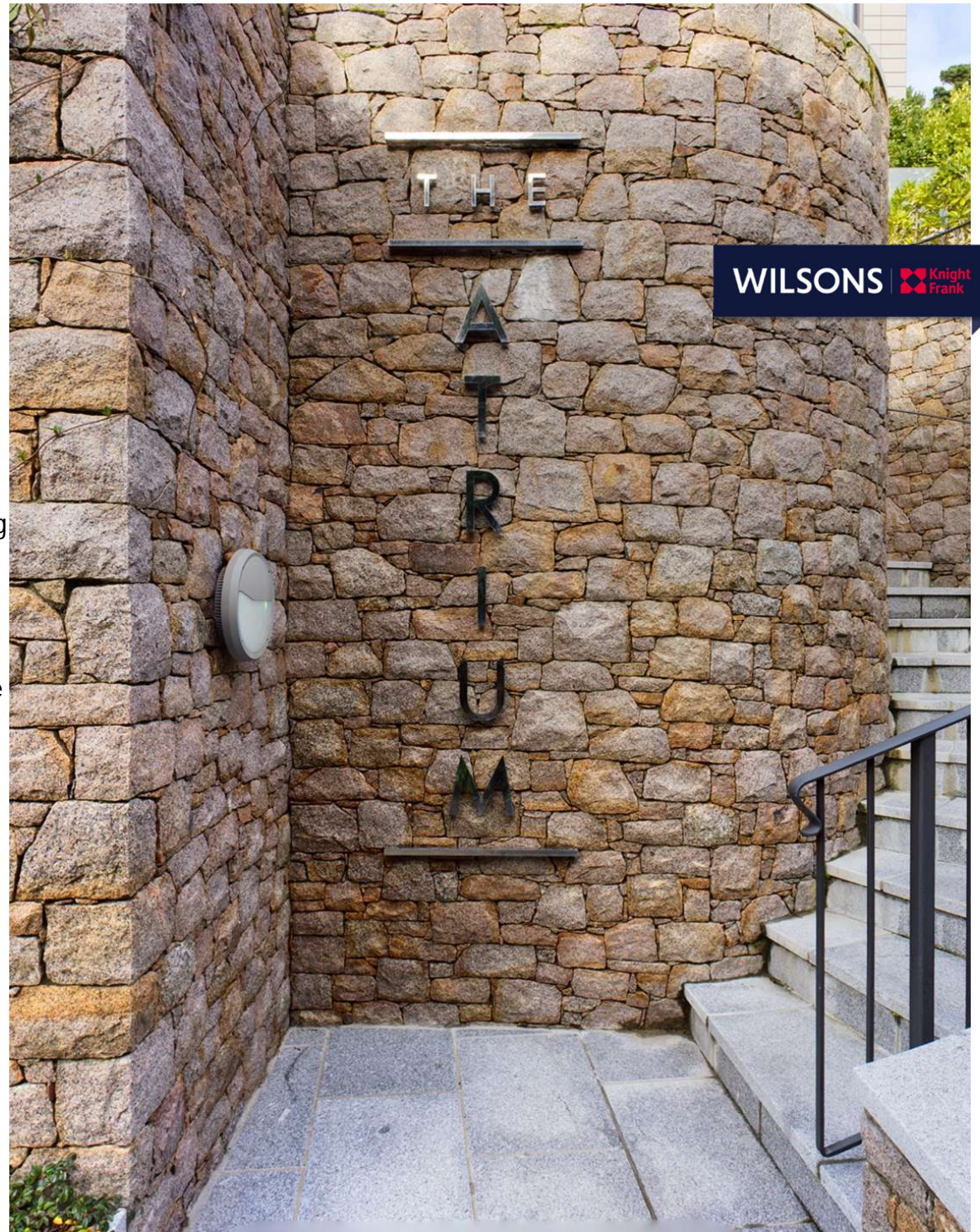
A beautiful contemporary 'garden' apartment of superb quality and having been virtually unused since construction in 2018. The apartment faces due South and enjoys the benefit of a very generous sized enclosed leisure sun terrace. The Atrium development is widely recognised as being one of the most select apartment developments to have been created in Jersey and comprises of just 5 exclusive units. The apartment is set within one of the island's most sought-after and exclusive locations, with a full South aspect and is within (approx.) 175 yards of Jersey's finest bathing beach and a short stroll from excellent local restaurant facilities and a leading luxury fitness centre. Good every day shopping facilities are a very short drive away and the island's airport is also within a short driving distance. Apartment 2 is set on the ground floor of the development and provides circa 1,667 sqft of accommodation which comprises; 2 double bedroom suites, a roomy living room complex with open plan fully fitted kitchen and direct access to the leisure terrace, a separate utility room, entrance hall and cloakroom. The specification includes triple glazing, under floor heating and part air-conditioning, together with a full Heat Recovery Ventilation installation. Externally the large paved sun terrace provides excellent leisure/dining space and at basement level there is dedicated private parking for 2 cars, together with a lock-up private storeroom. This apartment is offered for sale by freehold conveyance and is offered for sale in virtually 'as new' condition.

- **Magnificent cutting edge apartment**
- **150 yards from St Brelade's Bay beach**
- **One of Jersey's most exclusive developments**
- **Lovely south facing aspect**
- **Meticulously and tastefully presented**
- **In 'as new' condition**

Price £2,000,000 Qualified | Flying Freehold



PROPERTY ID: 2717





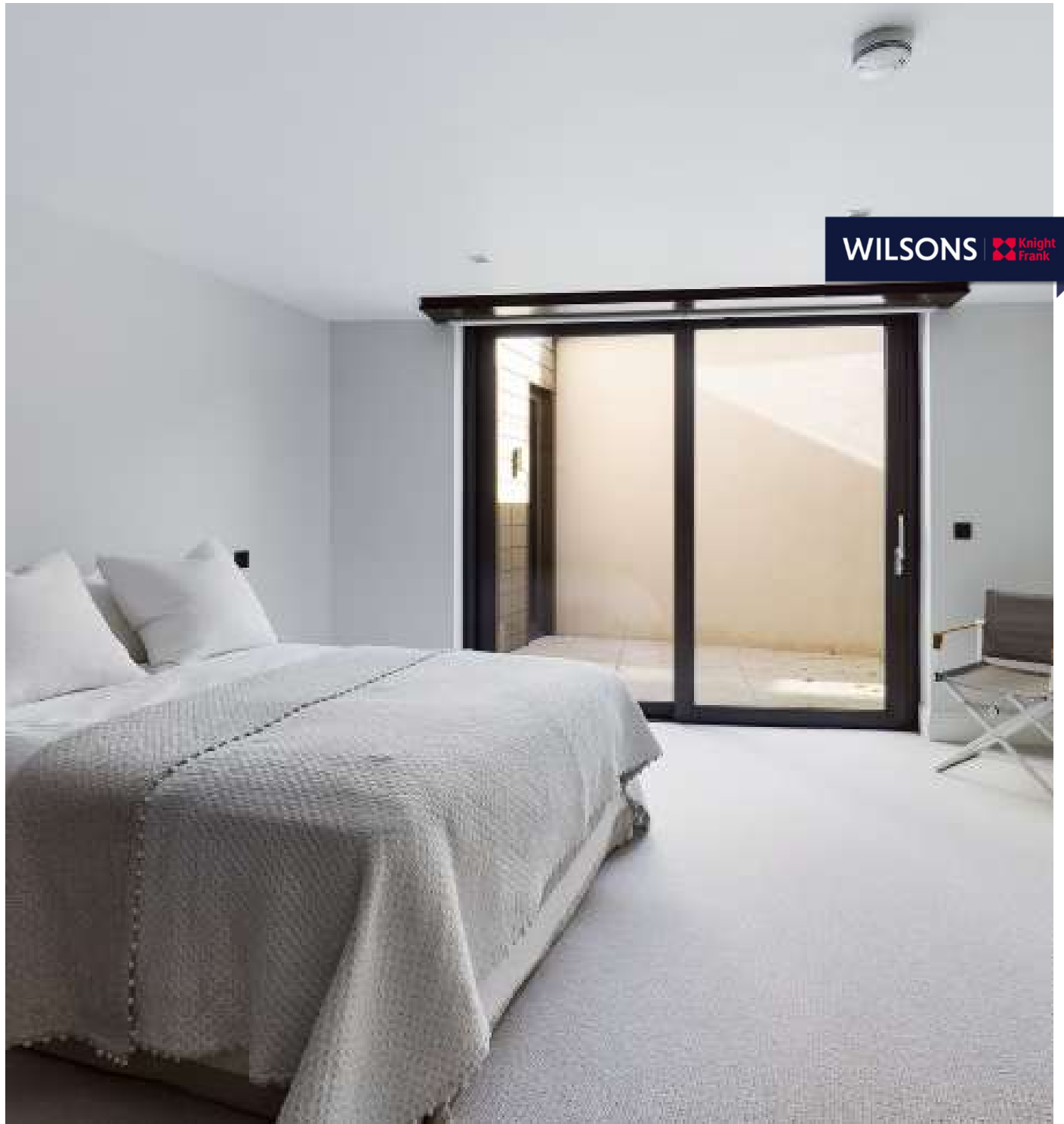
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The Atrium

The following, are original extracts from developers' marketing material (circa 2017)

Development Overview

Situated on the ground floor, this two bedroomed apartment boasts ensuite bathrooms to both bedrooms along with a house w/c. Leading out from the bright and airy living space a large front terrace provides ample space for alfresco dining and entertaining. Another feature of this apartment is the enclosed courtyard providing a further dining option. Within the master bedroom there is also a separate dressing room with built in storage. The apartment benefits from two designated parking spaces within the basement car park and a separate secure basement store. This is the largest two-bedroom apartment within the development.

Internal floor area 158 sqm (1701 sqft)

Front terrace 58 sqm (627 sqft)

Enclosed courtyard 10 sqm (105 sqft)

Basement store 3 sqm

Main Features

Generally

- Air conditioning to main living areas
- Heat recovery ventilation throughout
- Triple glazed windows
- Electric underfloor heating throughout
- Lutron lighting system to include feature LED ceiling lighting
- Video entry system
- Pre-wired for optional smart home integration (audio & video)
- Pre-wired for electric blinds / curtains
- Pre-wired for optional in-ceiling speaker installation
- Cat 6 Network points in all principal areas

Kitchen, Bedrooms and Bathrooms

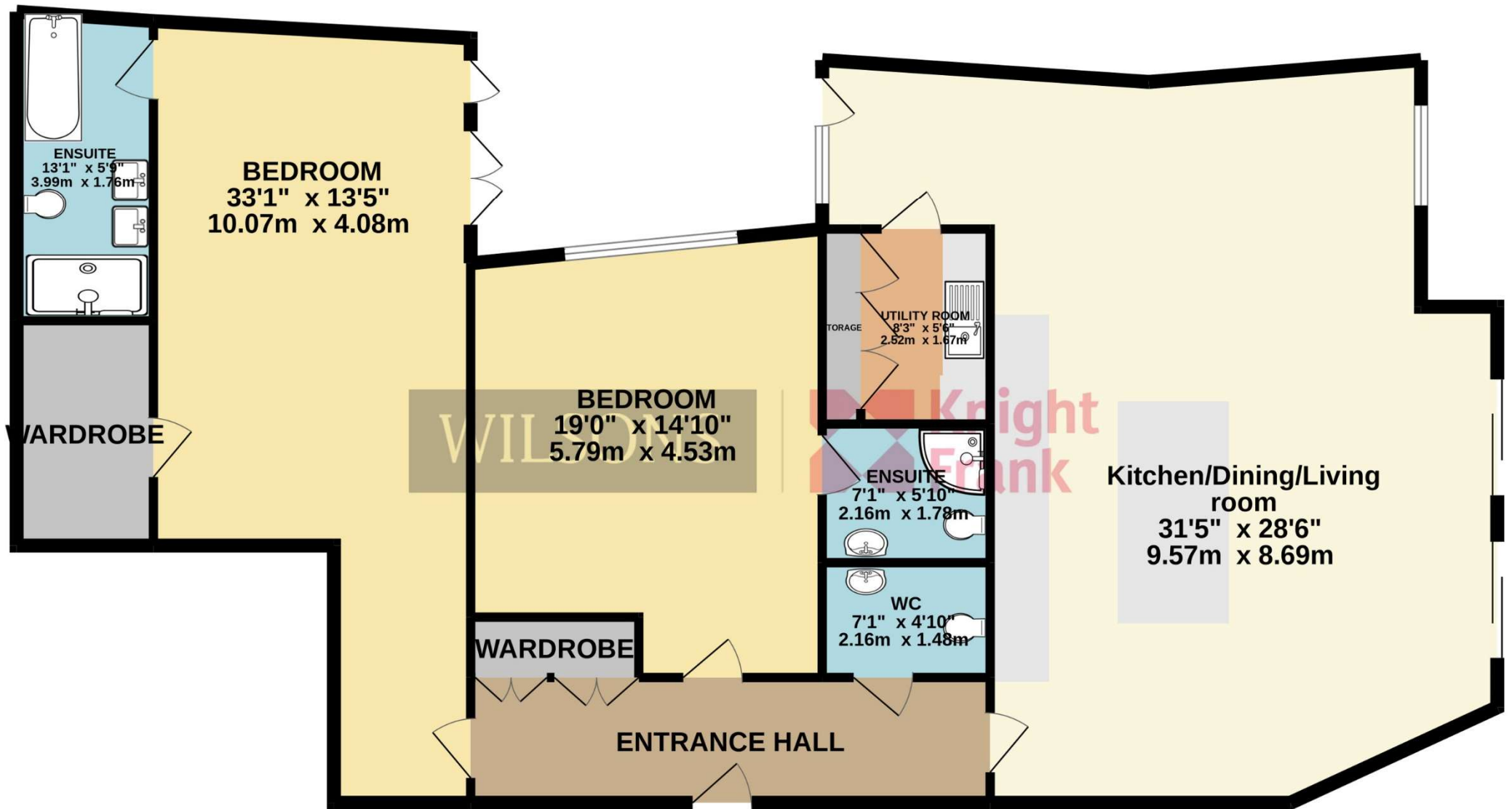
- Duravit & groche sanitary ware
- Wet room style showers
- Luxury porcelain and ceramic tiling to bathrooms
- Bauformat kitchens & utilities with Siemens appliances
- Bespoke built-in wardrobes to all bedrooms

Finishes

- Bespoke hardwood internal doors
- A mixture of oak hardwood flooring & ceramic tiles to living areas
- Carpet flooring to bedrooms

External Area

- Granite paving terraces
- Feature plating to front terraces



TOTAL FLOOR AREA : 1667 sq.ft. (154.9 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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SERVICES

All mains, except gas. Electric under floor heating.

DIRECTIONS

Opposite the entrance to Hotel L'Horizon, turn right into Le Mont Gras D'Eau. Proceed 60 yards and The Atrium presents itself directly in front of you.

ANTI MONEY LAUNDERING

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. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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Call: +44 (0)1534 877977
Email: office@wilsons.je

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