

INTRODUCING
Apartment 5, La Haule Court, La Nueve Route, St Brelade, JE2 8BS



Connecting People & Property Perfectly.

This excellent sea view apartment, is located on the second floor of this popular and well established purpose built development.

This apartment which has just been substantially updated and fully redecorated, is set on the top floor of La Haule Court and commands breathtaking views over St Aubins bay and the harbour approaches. Furthermore, it enjoys a much sought-after location, within a short level walk of St Aubins Harbour and village shopping facilities. The accommodation which is centrally heated and double glazed, provides a generous sized living room, 2 bedrooms, kitchen, shower bathroom and cloakroom. A sun balcony is accessed from the living room and main bedroom. The apartment also benefits from having its own single garage.

The owners/tenants of the apartments at La Haule Court are required to be over the age of 50 years.

No children, no pets.

- **Sea view Apartment**
- **St Aubins Village**
- **Purpose built**
- **Walk-in condition**
- **Large living room, two bedrooms**
- **Private Garage**

Price £850,000 | Qualified | Share Transfer



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PROPERTY ID: 3329







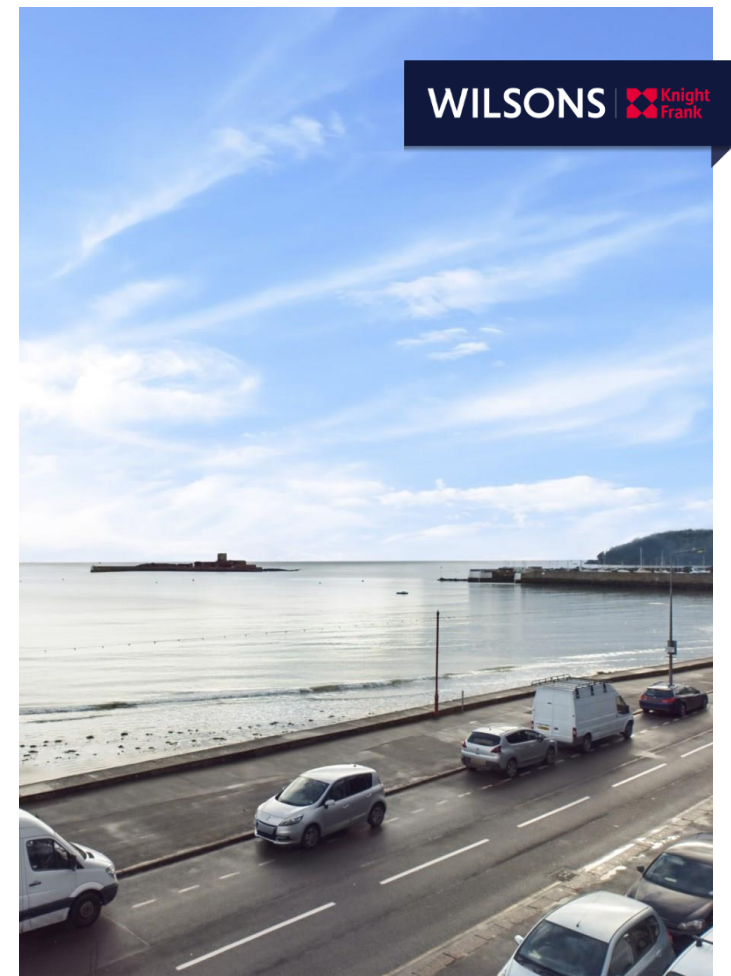




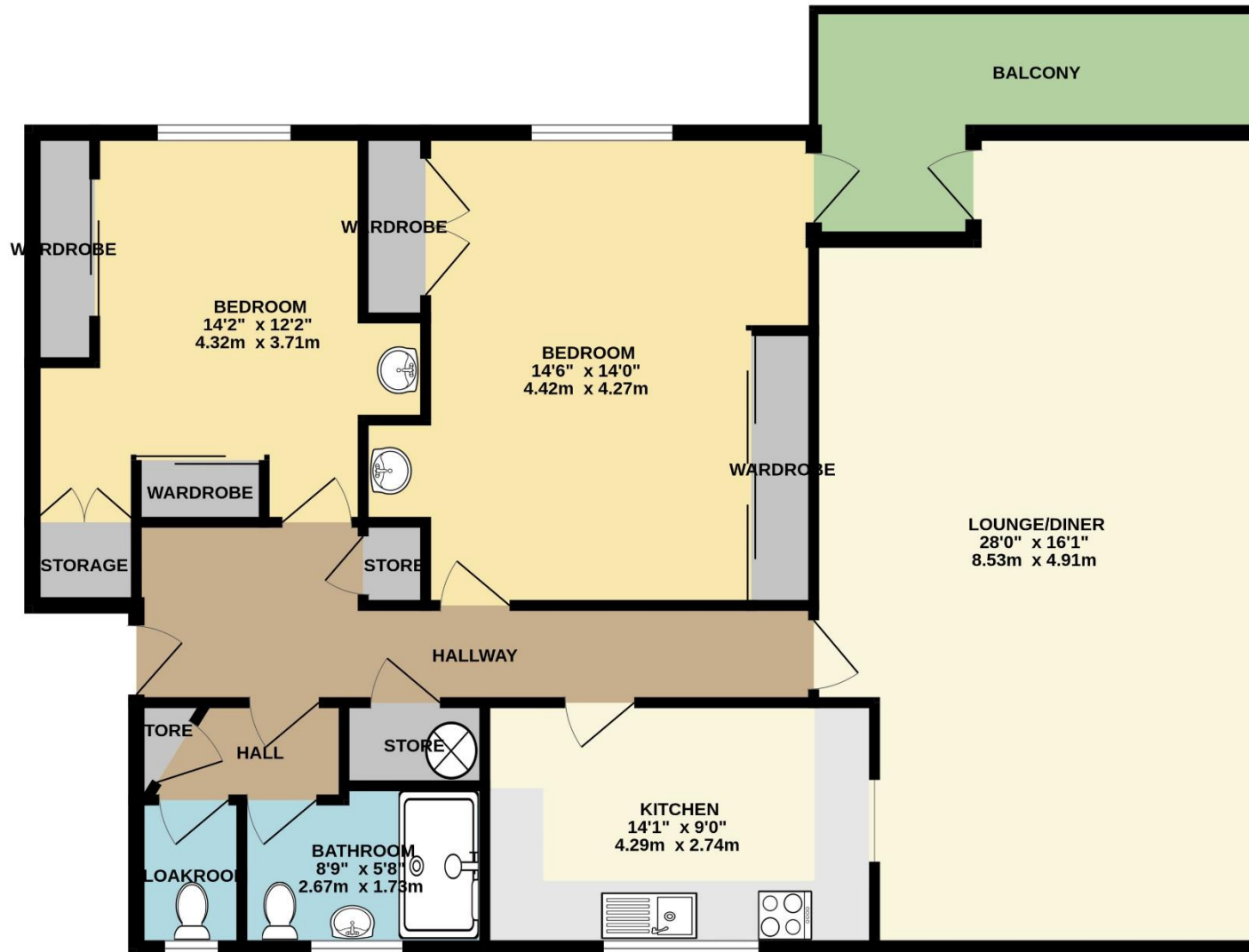








SECOND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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

Mains water
Mains drains
Double glazed
Central heating
Electric boiler

It is estimated that the statutory annual outgoings amount to a figure of circa £2000, inclusive of foncier rates, water rates, window cleaning, hallway cleaning and garden maintenance. There is no fixed annual charge as such but rather a communally contributed cash balance is maintained to meet expenses.

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DIRECTIONS

Approaching St Aubins Village, La Haule Court is approx half way along on the right hand side between La Haule slip way and the village.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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