

INTRODUCING
Apartment 4, The Dunlin, La Rue Voisin, St Brelade, JE3 8PS



Connecting People & Property Perfectly.

The Dunlin is part of the exclusive gated development of Portelet Bay.

Offering generous accommodation, this stunning two bedroom contemporary home is meticulously presented with a modern and minimalist accent throughout. The 31ft living space is open plan with a modern fully fitted kitchen, with floor to ceiling windows and sliding doors onto the sun terrace, creating great outdoor/indoor living. With partial sea views this is the perfect space to enjoy all day sunshine and dine alfresco. Comprising two double bedrooms both with newly fitted bathrooms and bespoke wardrobes. In addition the apartment also provides a utility/laundry room, storage cupboard and cloakroom.

Located above Portelet Bay the development enjoys great sea views with private steps down to the beach and its eatery, all residents also benefit from well maintained communal areas and outdoor tennis court. Parking is provided with two designated spaces and ample visitors spaces.

Viewing is highly recommended.

- **Exclusive development**
- **Two bedroom apartment**
- **Modern minimalist design**
- **South facing terrace**
- **Direct access to beach**
- **Parking and tennis court**



PROPERTY ID: A2448



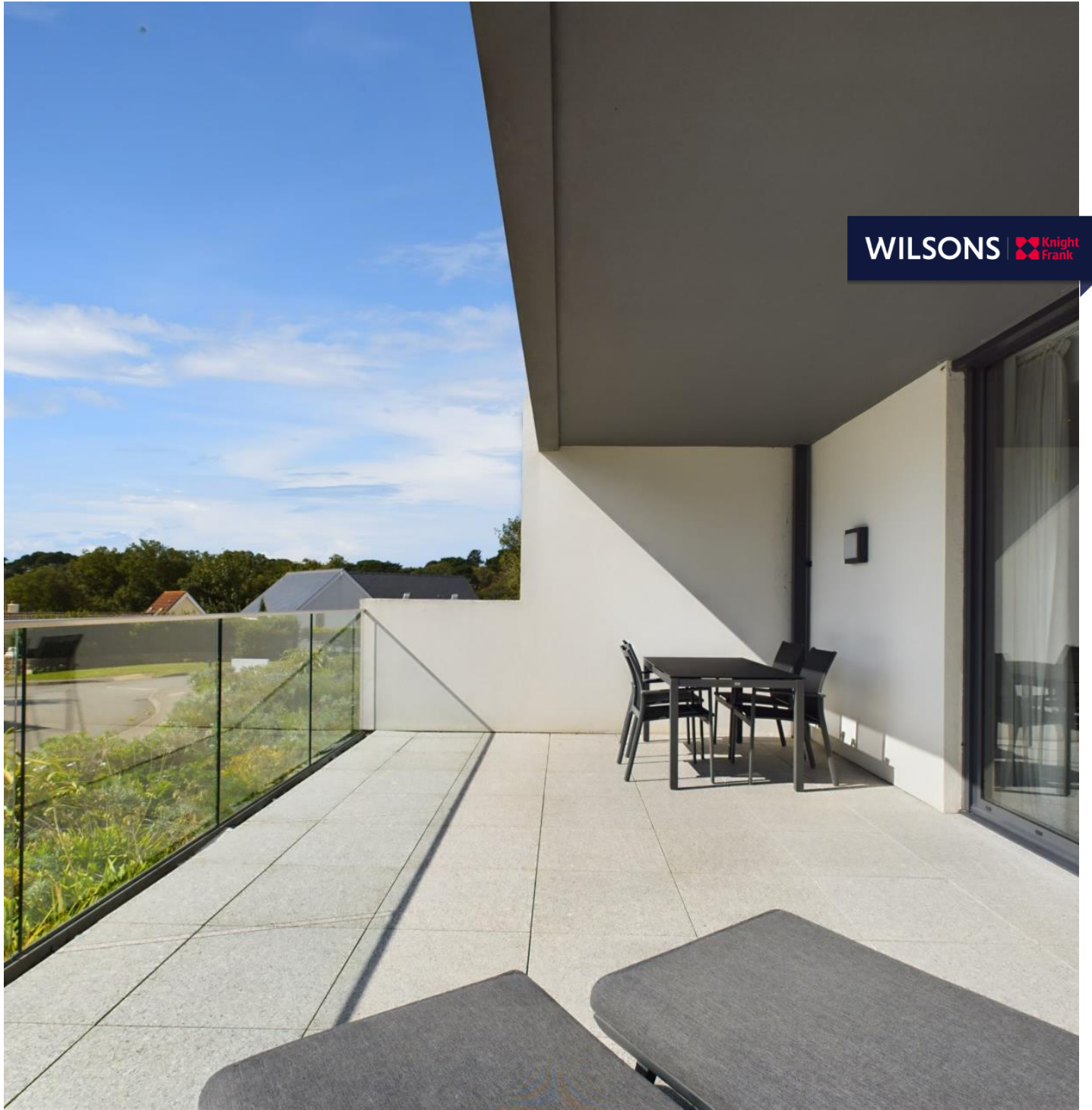


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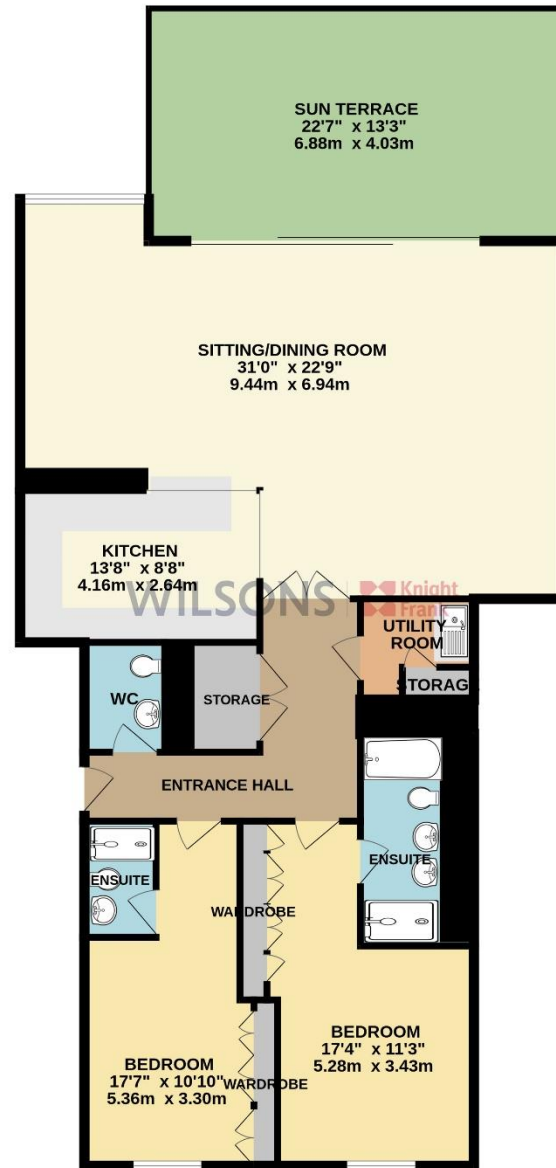








GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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
Electric underfloor heating plus heating/AC system in living room
Full double glazing
No restriction on pets

SERVICE CHARGE

£328 pcm to include building insurance, communal electricity, communal cleaning, communal maintenance/gardener, window cleaners and sinking fund.

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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