

INTRODUCING

Flat 2, La Grande Vue, Boulevard Avenue, La Route De St Aubin, St Helier,
JE2 3LY



Connecting People & Property Perfectly.

Stunning two bedroom, two bathroom apartment offers an exceptional opportunity to enjoy coastal living at its finest. With lovely sea views that stretch from the harbour to St Aubin's Bay.

The property features a modern open plan living area, perfectly designed to maximise space and light. Large windows frame the stunning views, allowing you to take in the scenery while relaxing or entertaining. A south facing balcony adds another dimension to the living space, offering all day sun and the perfect spot for morning coffee or evening sunsets. Practicality meets luxury with this apartment. It comes with two dedicated parking spaces, ensuring convenience for you and your guests, and a separate large storeroom, providing ample space for storage. The properties private access via an external staircase adds an element of exclusivity and privacy. The location is fantastic, combining tranquillity with accessibility to nearby amenities. The apartment is spacious throughout, with generously sized rooms that offer comfort and flexibility. Being recently refurbished, it's ready for you to move in and enjoy immediately without the need for additional work.

No onward chain, available immediately.

- **2 Bedroom, 2 bathrooms apartment**
- **Stunning sea views**
- **Excellent location**
- **Walk in condition**
- **Balcony**
- **Parking for 2 cars**

Price £599,000 | Qualified | Flying Freehold



1



2



2



2

PROPERTY ID: 3544



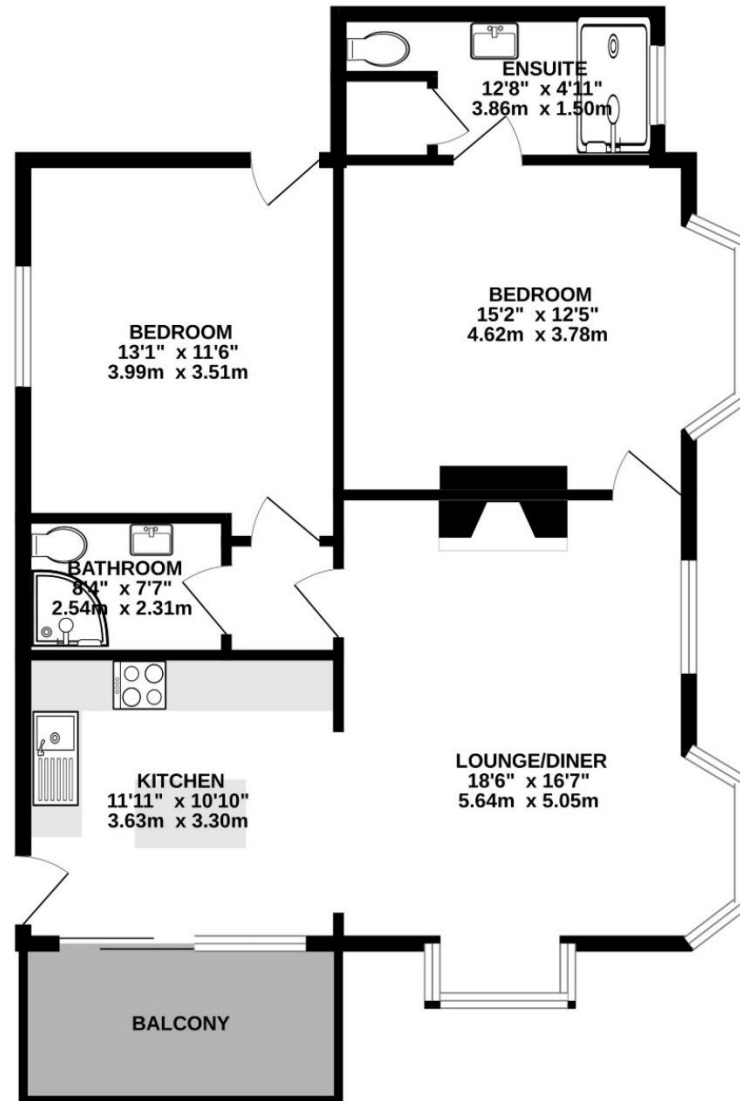






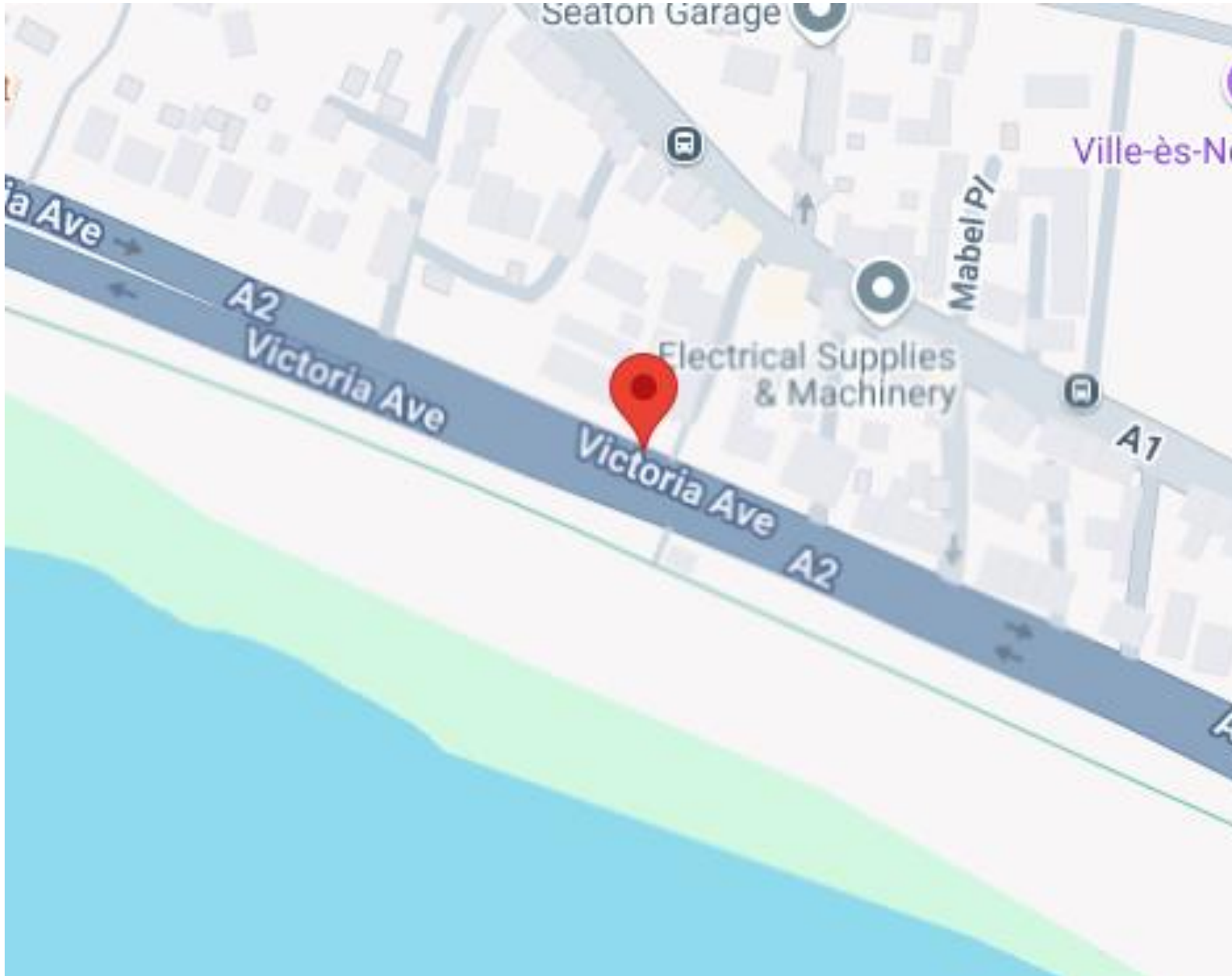


GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 837sq.ft. (77.8 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

All mains
No Gas
Electric heating
Electric sun blinds
Communal fees £91.51 pcm

DIRECTIONS

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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