

BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



APT 5 ROCQUE BAY, ST CLEMENT,

£595,000 || Ref 996

- BRAND NEW DUPLEX APARTMENT
- SUPERB LIVING SPACE
- WEST FACING TERRACE
- VISITOR PARKING
- SHARE TRANSFER
- UNSURPASSED COASTAL LOCATION
- 2 DOUBLE BEDROOM SUITES
- 2 DESIGNATED PARKING SPACES
- PRIVATE BEACH ACCESS

LUXURY COASTAL LIVING! Rocque Bay is a select, new development located on the St Clement Coast Road, on the former site of the Shakespeare Hotel. Offering outstanding views across the South East Coast. The stunning location, together with its innovative design and finish make for very desirable luxury apartments. This 2 bedroom, 2 bathroom duplex apartment consists of a large kitchen, breakfast and dining area with doors out to the west facing terrace, utility room, cloakroom and 2 bedrooms (both en-suite, and both with access to the private west facing terrace). Offered with two private parking spaces, private access to the beach and a concierge service - what more could you need? Please call Harry Trower on 07797751557 for more information.

Entrance Hall

Store cupboard

Living Room



Open plan living space with doors to west facing terrace.

Kitchen



Amazing brand new fully equipped kitchen. Integrated double oven, oven, induction hob, fridge /freezer, microwave and dishwasher. Breakfast bar and access to terrace.

Utility Room

Fitted units and plumbed for washer and dryer.

Cloakroom

W.C and wash hand basin.

Stairs and First Floor Landing

Large store cupboard.

Master Bedroom



Double bedroom with fitted wardrobes. Access to west facing balcony.

En Suite



Fully tiled with brand new 3 piece suite including bath with shower over, wash hand basin and W.C.

Bedroom 2



Double bedroom with door to west facing balcony.

En Suite

Fully tiled with brand new 3 piece suite including walk in shower, wash hand basin and W.C.

Outside



On the ground floor there is a large west facing terrace accessed from the living room. West facing balcony accessed from both bedrooms.

Parking

2 Designated parking spaces and visitor parking.

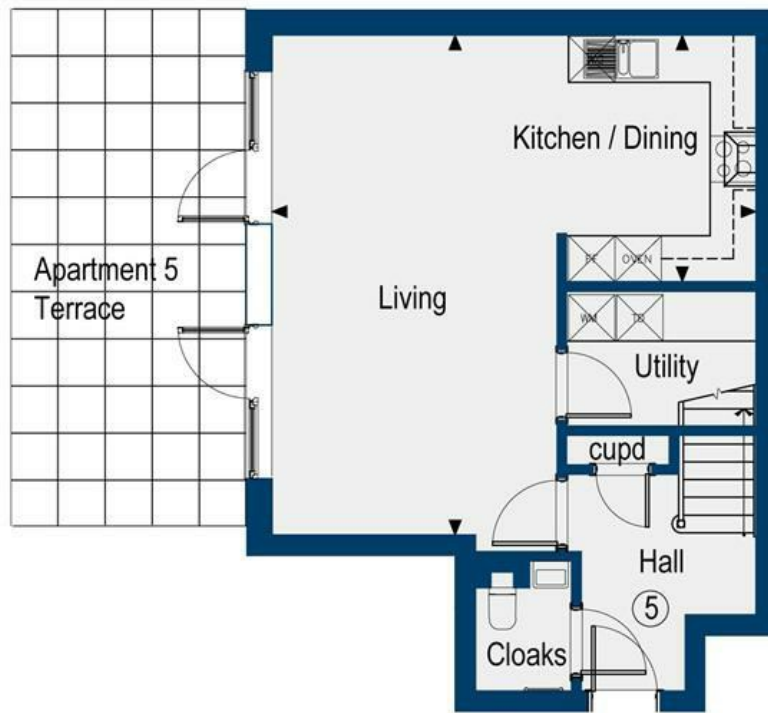
Services

Electric E20 underfloor heating in all rooms.
Mains services.
Triple glazed throughout.
Entrance phone.
Heat recovery ventilation system.

Service Charge

TBC.

DIRECTIONS: Heading east along the St Clements Coast Road from Green Island the development is on the left hand side after the row of houses on your left.



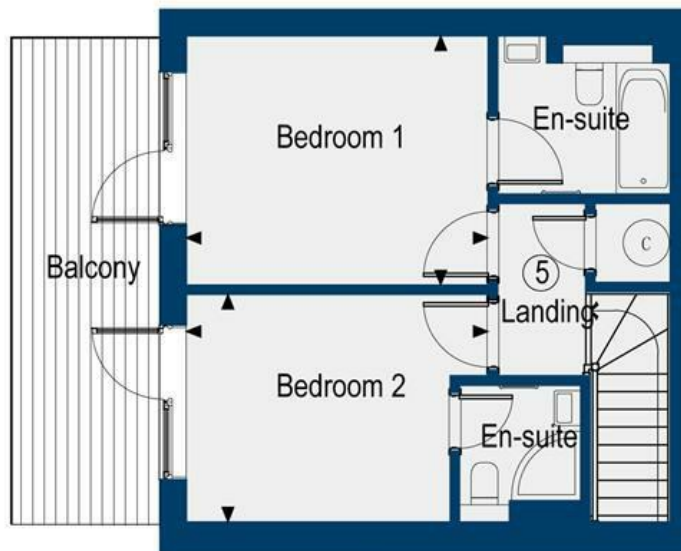
APARTMENT 5 FIRST FLOOR

Kitchen/Dining/Living

32.3sqm (347.67sqft)

6.47m x 6.27m (22'1" x 21'3")

Kitchen width – 3.2m (10'6")



APARTMENT 5 SECOND FLOOR

Bedroom 1

12.6sqm (135.62sqft)

3.92m x 3.23m (12'10" x 10'7")

Bedroom 2

10.6sqm (114.01sqft)

3.92m x 2.95m (12'10" x 9'8")

DISCLAIMER

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Broadlands, has the authority to make or give any representation or warranty in respect of the property.