

# BROADLANDS

EST.

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

1973



**A523, LE CAPELAIN LA RUE DE L'ETAU, ST. HELIER, JE2 3EB**

**£1,195,000 || Ref 925**

- AMAZING CASTLE QUAY MARINA FRONT PENTHOUSE
- UNRIVALLED SEA VIEWS OF ST AUBINS BAY
- FURTHER DOUBLE BEDROOM
- SECURE GARAGE PARKING FOR 2 CARS
- DOUBLE HEIGHT CEILINGS
- MASTER BEDROOM SUITE WITH DRESSING ROOM
- LIFT ACCESS AND CONCIERGE SERVICE
- CONVENIENT LOCATION

**SPECTACULAR PENTHOUSE LIVING!** A luxury penthouse situated on the top (fifth) floor of Le Capelain House with views to die for! Occupying 1,176 square feet, the accommodation comprises an open plan lounge/kitchen/diner with 3.6 metre double height windows, two double bedrooms - one en-suite with dressing room - house bathroom and utility. The whole apartment enjoys plenty of light which floods in through the south facing windows. Its raised position means you have a wonderful vantage point over the marina, across the bay and of the whole south coast of the Island. On site amenities include a convenience store, Coopers coffee shop, Aqua Splash swimming pool, Fitness First fitness centre, Radisson hotel & restaurant and a nursery school. Fancy dinner in town? It's only a five minute walk so you can leave the car behind in one of the two parking spaces, and relax in the knowledge that your comfortable home is not far away. Call Nigel Hurst on 07797718233 now to view.

#### Entrance Hall

Doors to both bedrooms and bathroom. Recessed lighting. Video entry phone. Double glass doors to...

#### Lounge / Kitchen / Diner



High impact room with floor to ceiling windows providing a dramatic view over the marina and beyond. Doors to balconies either side. Fully fitted kitchen features high and low level units with integrated appliances including two ovens, microwave, hob, extractor, large fridge, large freezer, coffee machine and dishwasher. Door to...

#### Utility

Sink area with cupboards, washing and drying machines.

#### Master Bedroom Suite



Good size double with window to front. Doors to...

#### En Suite



Three piece suite comprising power shower, wash hand basin and W.C. Glass fronted wall cabinet. Mostly tiled. Recessed lighting. Heated towel rail.

### Dressing Room



Fully fitted with rails, shelves and drawers.

### Bedroom 2



Another good size double with fitted double wardrobe and window to front.

### House Bathroom

Three piece suite comprising bath with shower attachment, wash hand basin and W.C. Glass fronted wall cabinet. Mostly tiled. Recessed lighting. Heated towel rail.

### Balconies

Small balconies to either side of lounge.

### Parking

Two good size spaces side by side.

### Services

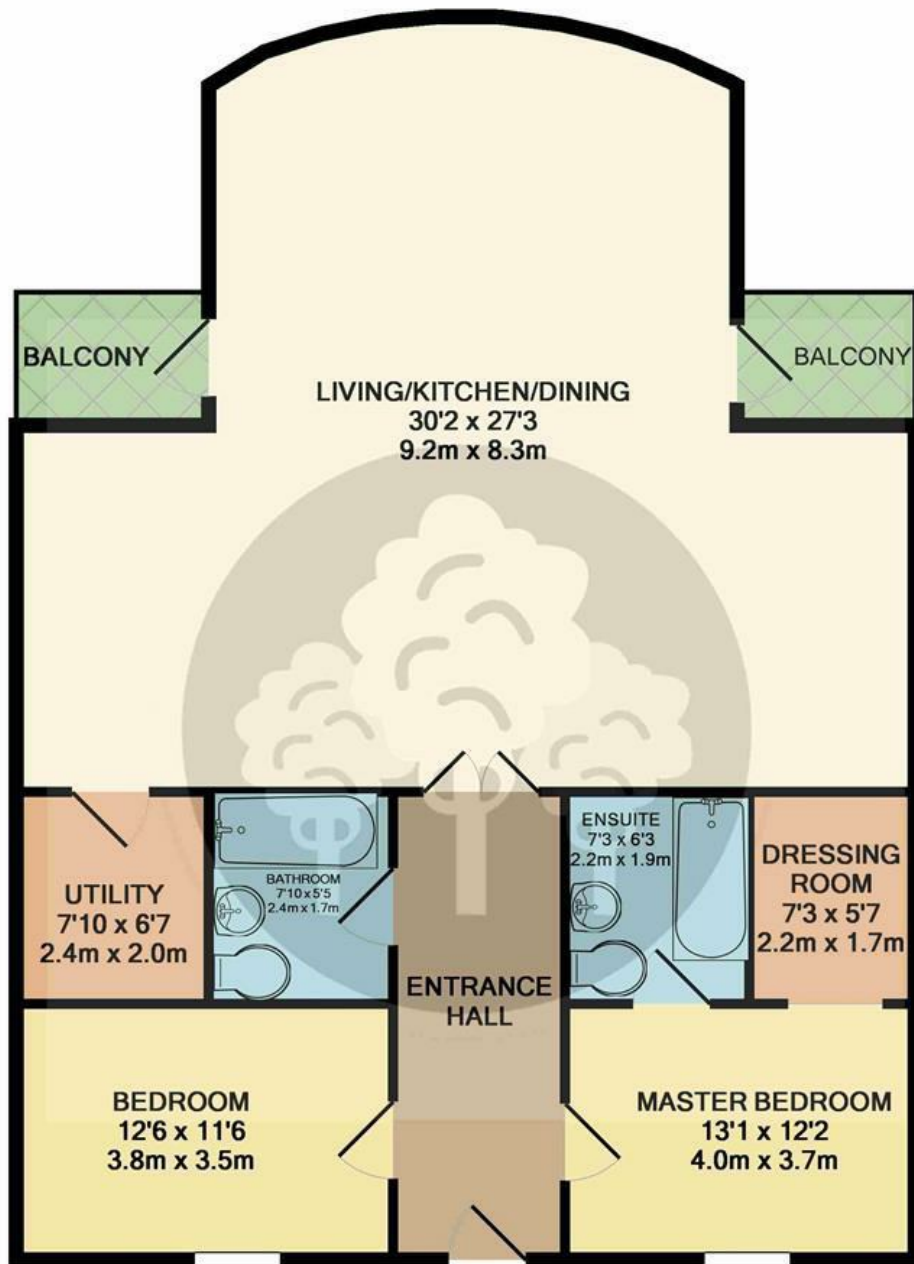
All mains excluding gas. Electric heating and air conditioning system. Wired for satellite and fibre. Service charge of £ per quarter includes building insurance, power and maintenance in the communal areas, managing agents fee, concierge, lift maintenance, maintenance and cleaning of the communal areas and water rates.

### Restrictions

None that Broadlands are aware of.



**DIRECTIONS:** JT Map 16 A7 Le Capelain is the southern most block of Castle Quay.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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