5, Le Clos du Petit Pont, La Rue du Craslin, St Peter, Jersey, JE3 7BU

07797 767 203 carol@watsonhomes.je www.watsonhomes.je




# The Penthouse La Rue Du Crocquet

## St Brelade, JE3 8BZ

**£2,250**

2 1 1

Entitled / Licensed - St Aubin - Part Furnished!

A stunning recently refurbished 2 bedroom Duplex penthouse apartment, with only one other apartment in this period property. Situated right in the heart of St Aubin at the bottom of Le Rue du Crocquet. with all the benefits of being near the many cafe's, restaurants, shops. St Aubin's harbour and the beach.

The Penthouse apartment is approx. 900 sq.ft that comprises of a bright and spacious open plan kitchen/dining/sitting room, double bedroom and bathroom and stairs to a sensational large bedroom that is large enough to create a further sitting area within the top floor.

Ample parking available close by. If tenant applies to St Brelade College for a parking space the Landlord will refund £100 towards the parking.

Regret not suitable for pets!







## Kitchen/dining/sitting room 33'0 x 11'9 (10.06m x 3.58m)
An exceptionally light and airy kitchen/dining/sitting room with 5 windows over looking the bustling St Aubin's village. The kitchen area has a range of white fitted units and shelving, 4 ring ceramic hob, stainless steel extractor hood, electric oven, fridge, freezer, dishwasher, washing machine and two butchers blocks. Recess lights and tiled flooring. The dining/sitting area has wood effect flooring.

## Bedroom 1 9'4 x 8'4 (2.84m x 2.54m)
Double bedroom with fitted wardrobes and two windows. Fitted carpet.

## Bathroom 9'0 x 6'2 (2.74m x 1.88m)
Fully tiled stylish bathroom comprising bath with shower over and shower screen, WC, wash hand basin inset vanity unit and heated towel rail. Window.

## Stairs to top floor

## Bedroom 2 26'2 x 11'9 (7.98m x 3.58m)
An absolutely sensational bedroom that commands the whole of the top floor. Attractive and welcoming with original beams set into the ceiling. Fitted wardrobes and under-eaves storage. 7 Velux and conventional windows overlooking the village and greenery. This room is ideal as a huge second bedroom with ample room for a private sitting room or home office. Wood effect flooring.

## Services
All mains (no gas) electric heating.

Tenant to pay for Electricity, Water Rates, Occupiers Rates and Wifi.

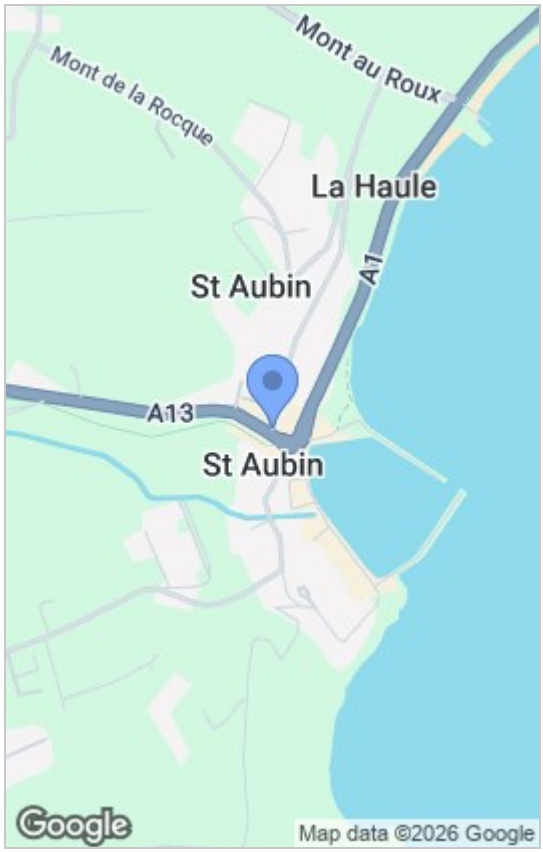
## Restrictions
Regretfully not suitable for pets and no sharers.

Non smokers only!

## Parking
Only minutes away from free overnight parking at St Brelade's Parish Hall car park.
Ample parking in and around St Aubin.

## Anti-Money Laundering
Once an offer has been accepted and negotiations for either the purchase or a letting of a property is entered into, the prospective purchasers or tenants will be required to produce photographic identification (Passport or Driving Licence) plus proof of your current residential address (a current utility bill no more than 3 months' old) together with confirmation of source of funds and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential housing status as Watson Homes must comply with the current Money Laundering Legislation.

## Area Map




## Floor Plans

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.