



# A329 Le Capelain House

2 La Rue De L'Etai





# A329 Le Capelain House, 2 La Rue De L`Etau, St Helier, JE2 3EB

Occupying an enviable third-floor position with uninterrupted views across the marina, St Aubin`s Bay and Elizabeth Castle, this beautifully presented apartment offers stylish waterfront living within one of Jersey`s most prestigious developments.

The light-filled open-plan living and dining space features full-height picture windows that perfectly frame the spectacular outlook and opens directly onto a generous private balcony, which is also accessed from the principal bedroom—creating a seamless indoor-outdoor space to enjoy the stunning coastal setting.

The contemporary kitchen is finished to a high specification and is complemented by a separate utility/laundry room. There are two spacious double bedrooms and two luxurious bath/shower rooms, including a superb principal suite with en-suite facilities. Both the living area and principal bedroom benefit from air conditioning for year-round comfort.

Residents enjoy an excellent range of exclusive on-site facilities, passenger lift access and a secure basement parking space, making this an outstanding permanent residence, lock-up-and-leave home or investment opportunity.



Parish: St Helier

Qualification: Qualified

Tenure: Share Transfer

Price £675,000



- Third-floor waterfront apartment with panoramic marina and sea views
- Large private balcony accessed from both the living area and principal bedroom
- Two double bedrooms and two luxury bath/shower rooms, including an en-suite
- Contemporary kitchen with separate utility/laundry room
- Air conditioning to the living area and principal bedroom
- Secure basement parking, passenger lift and exclusive resident facilities











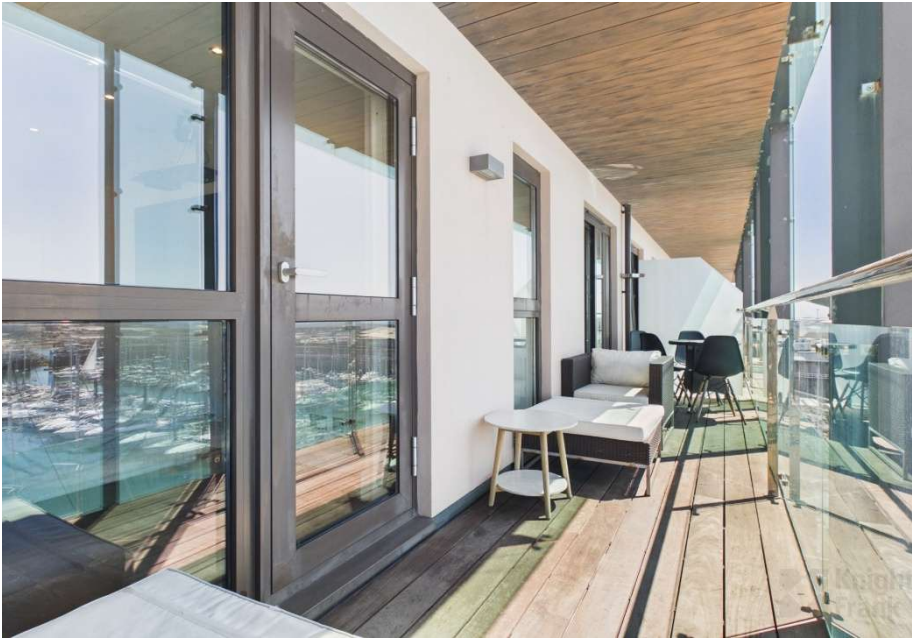




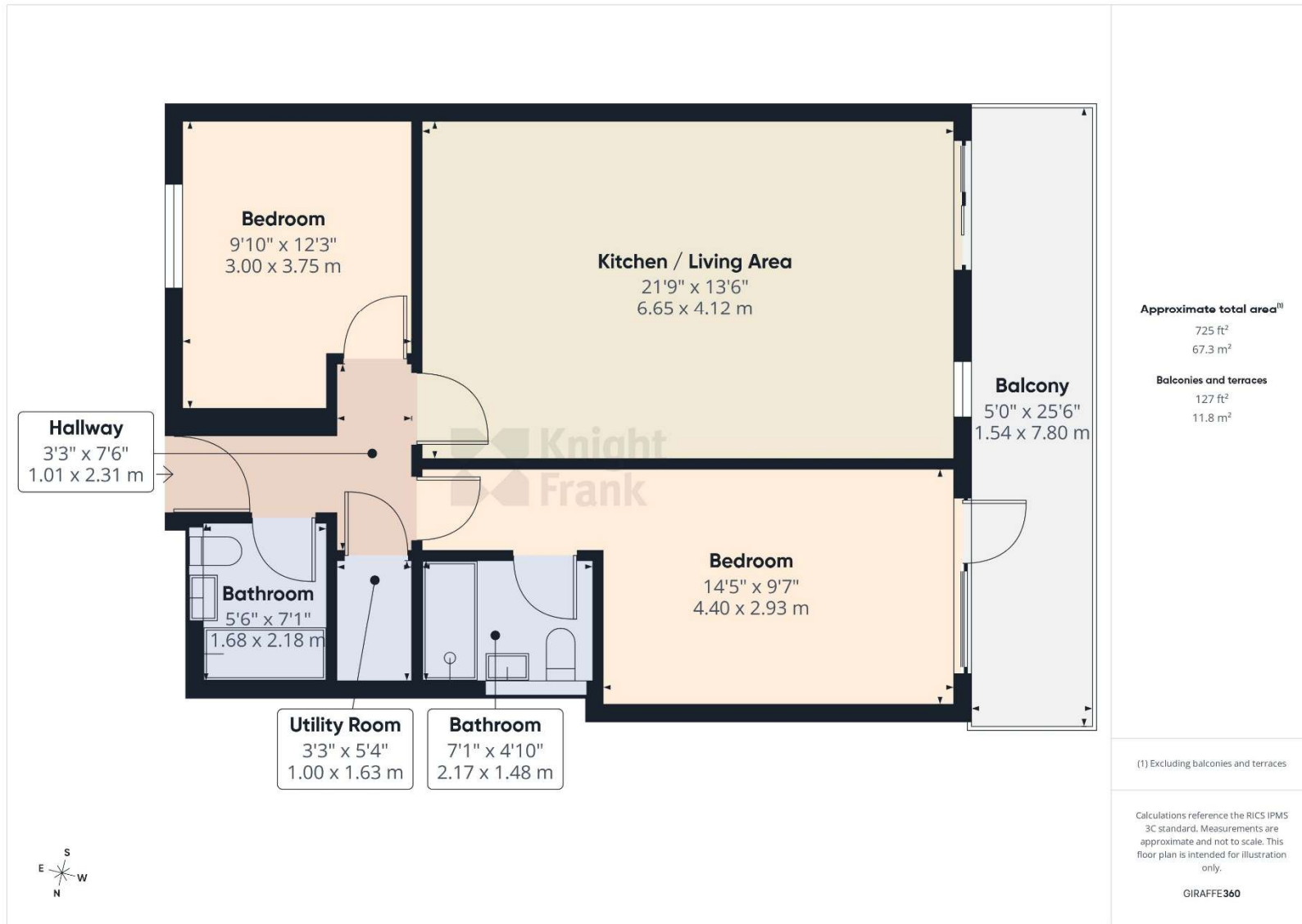












This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

Mains water and drains

Combined air cooling and heating system

## Service charge

£1,262.11 per quarter

## Parking Space

Underground number 367

+441534 877977

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