



W701 Horizon West, La Rue De L'etau, St.Helier

£599,000

**BROADLANDS**

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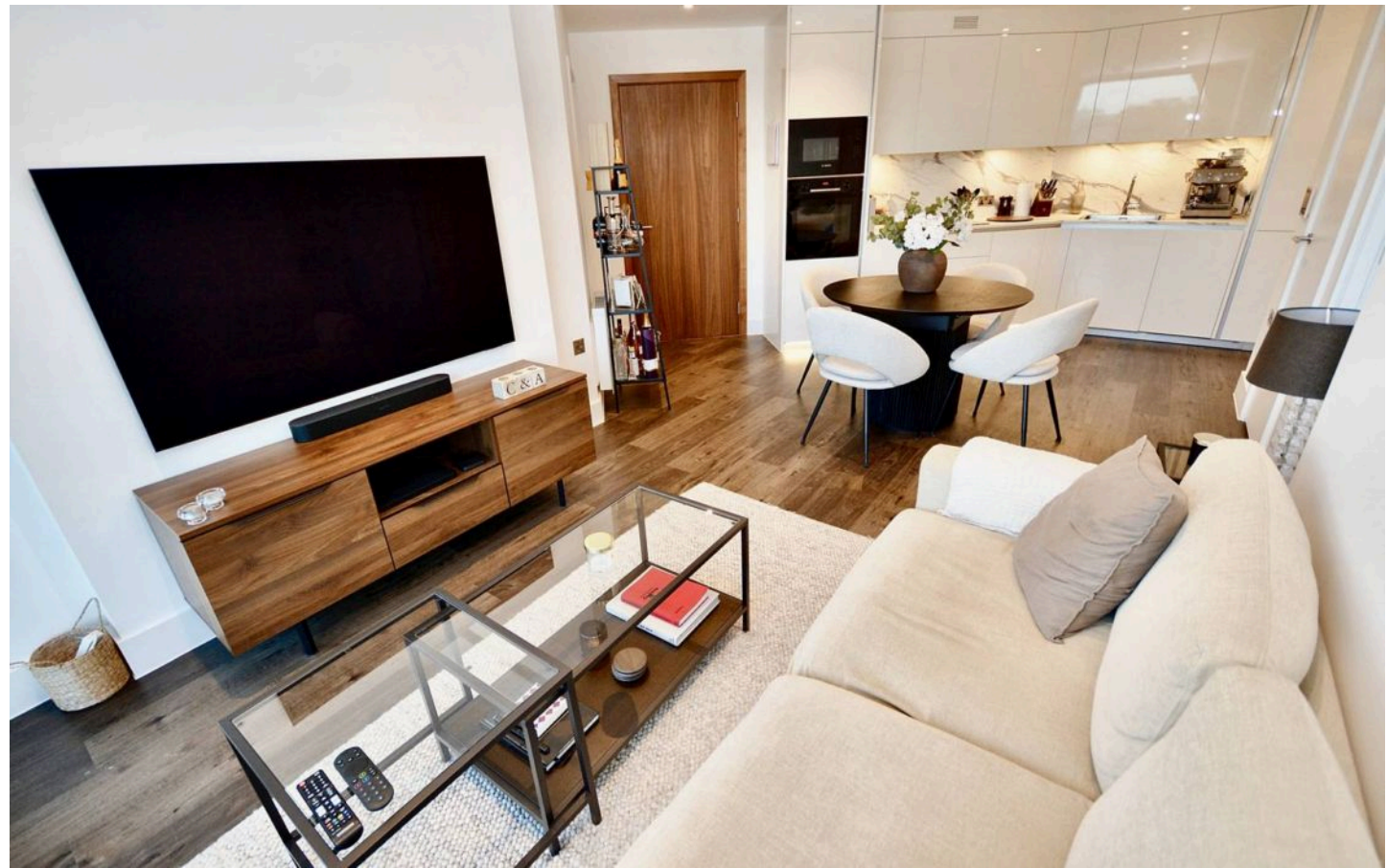


# W701 Horizon West

La Rue De L'etau, St.Helier

W701 is located on the seventh floor of Horizon West beside the Elizabeth Marina

- Top floor two bed purpose built apartment in landmark development
- 23ft Balcony with sea views across St.Aubins bay
- Fully fitted kitchen with quality appliances
- 760 sqft of open plan living
- Top spec finish throughout with fitted wardrobes and Amtico flooring
- Amazing west facing aspect with sea views
- Secure underground parking space
- Lift access
- Sole agent
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)





## W701 Horizon West

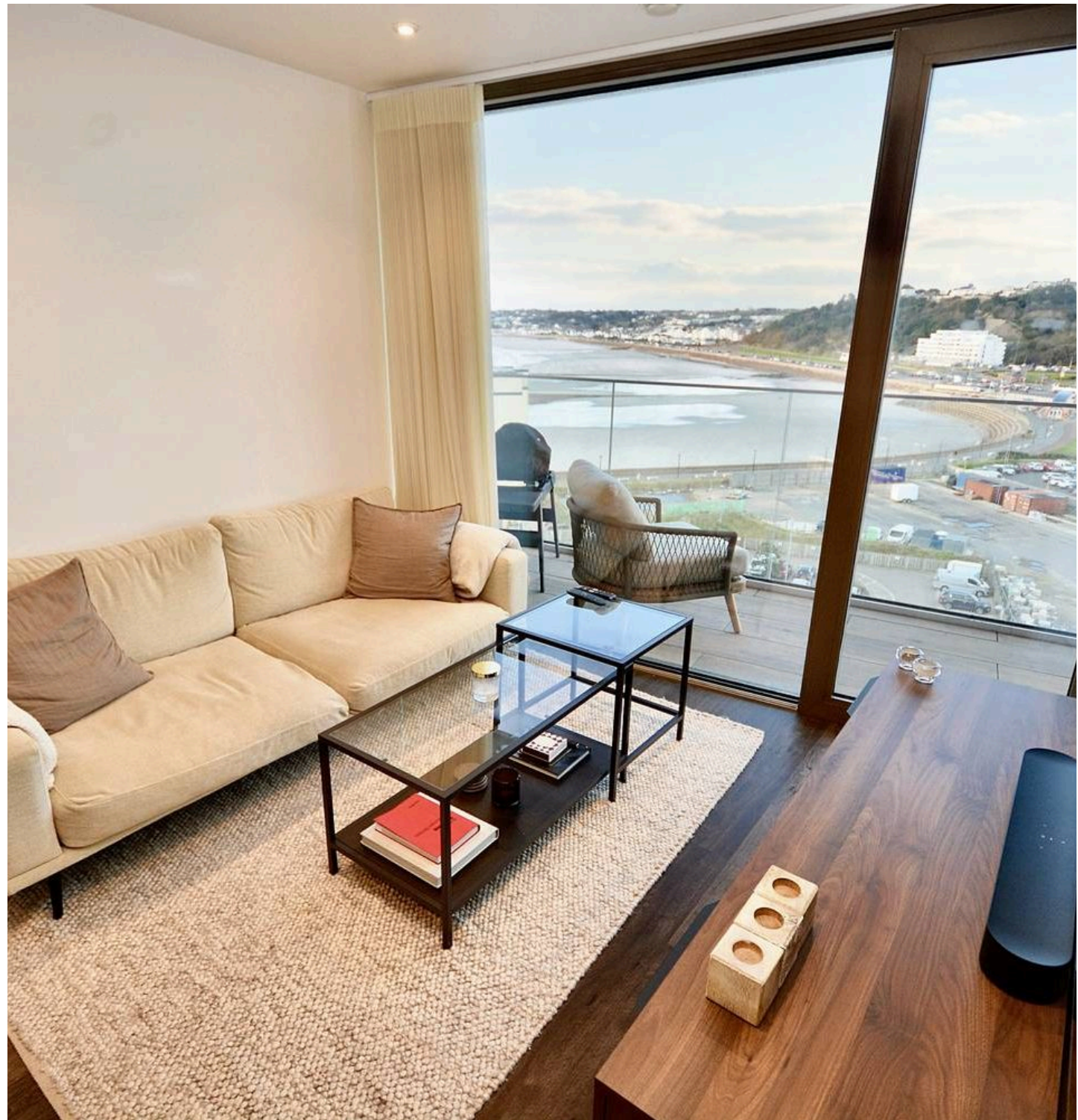
La Rue De L'etau, St.Helier

Top floor two bedroom apartment with 23ft west facing balcony in landmark marina development.

When the owners of this stunning apartment chose they chose well! Carefully selected off plan for it's superior outlook, with stunning views across St Aubins bay from all rooms. Floor to ceiling glazing ensures every room is bright and airy whilst maximising on those amazing bay views. This purpose built apartment offers the opportunity to secure a slice of luxury living in a sought after and super convenient location.

The property features a fully fitted kitchen area complete with high quality appliances, ensuring both style and functionality are seamlessly integrated into the living space. Spanning an impressive 760 sq ft this apartment offers a top spec finish throughout, adorned with fitted wardrobes and elegant dark wood Amtico flooring for a touch of sophistication. The stunning house bathroom is fully tiled and fitted with twin wash hand basins.

With direct access from both the living area and primary bedroom to the private balcony, a haven for outdoor living and entertaining or just a space to unwind, relax and watch the ever changing tidal views and beautiful sunsets across St Aubins bay. With the convenience of a secure underground parking space, lift access and concierge, residents can rest assured their comfort and security is always catered for.

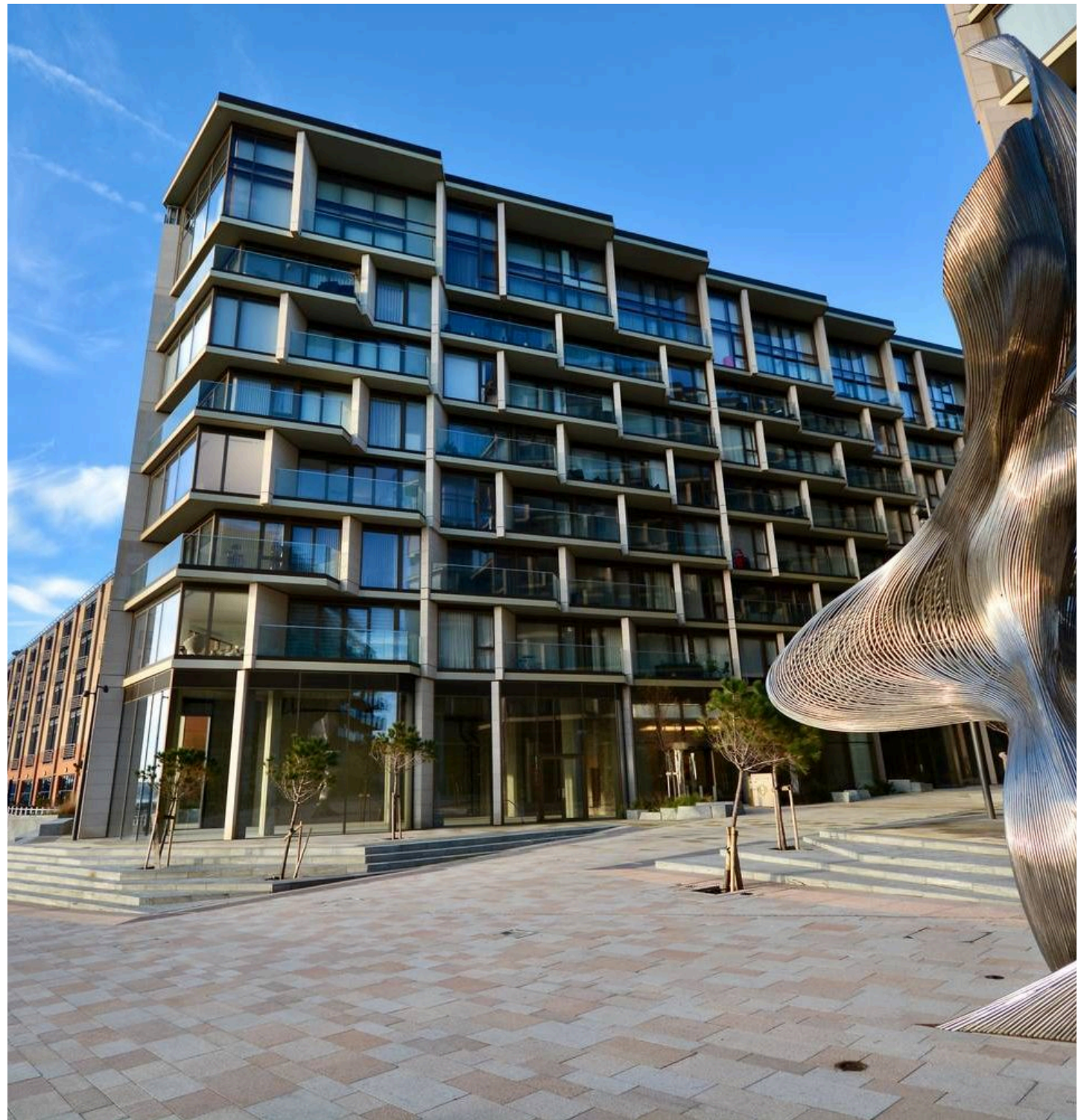




# W701 Horizon West La Rue De L'Etau

St. Helier, Jersey

Dive into the vibrant life at the Waterfront, where the beach and surrounding parks are just steps away from your front door. For those outdoor types journey west to St Aubin's with a car free path for walking, jogging, or cycling, or venture east along the scenic coastal path to Havre des Pas and further. Benefit from the convenience of basement bike storage, making your home the ideal hub for island exploration. Contact the vendors sole agent to organise your viewing today of this impressive home.







### **Living**

Modern open plan living area with top spec finish and kitchen with quality appliances. Two fitted storage cupboards including utility cupboard. Amtico flooring throughout. Sea views across St Aubins bay.

### **Sleeping**

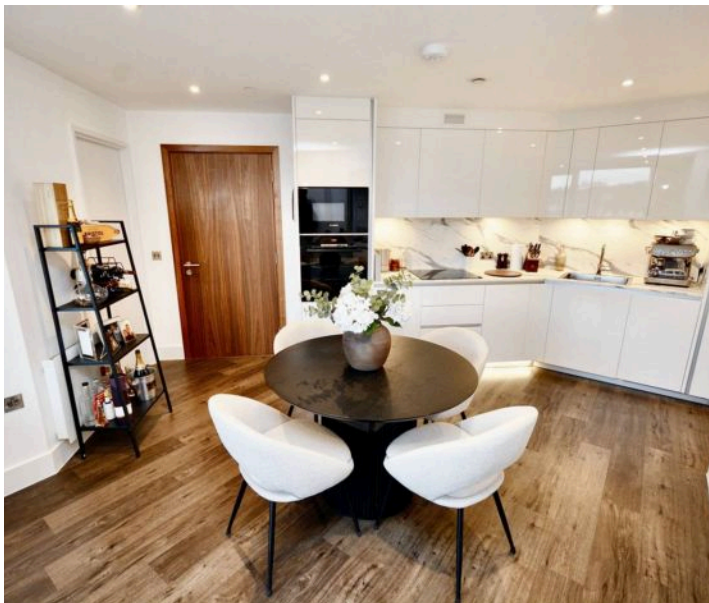
Two good size double bedrooms both with fitted wardrobes and sea views, primary has direct access to balcony.

### **Outside**

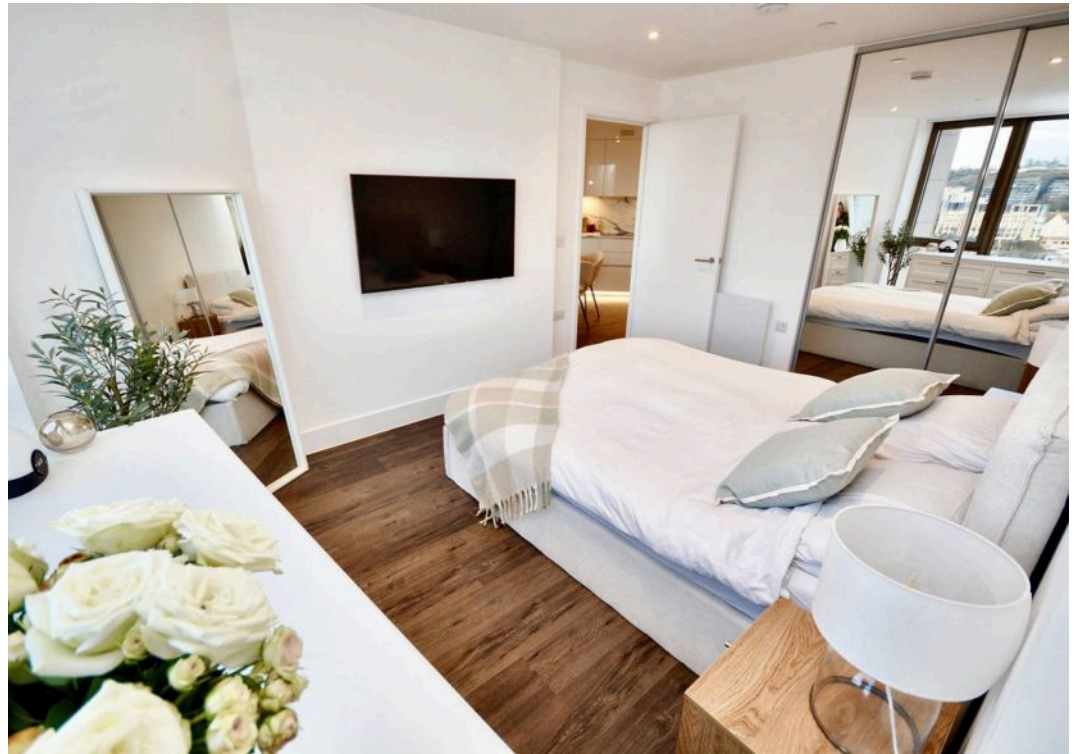
23ft balcony accessed via primary bedroom and living space. Delightful views across St.Aubins bay.

### **Services**

All mains services and electric heating. Service charge of £319 pcm to include: building maintenance, building insurance, communal electric, water and parish rates. Lift access and private concierge. Includes underground parking maintenance.











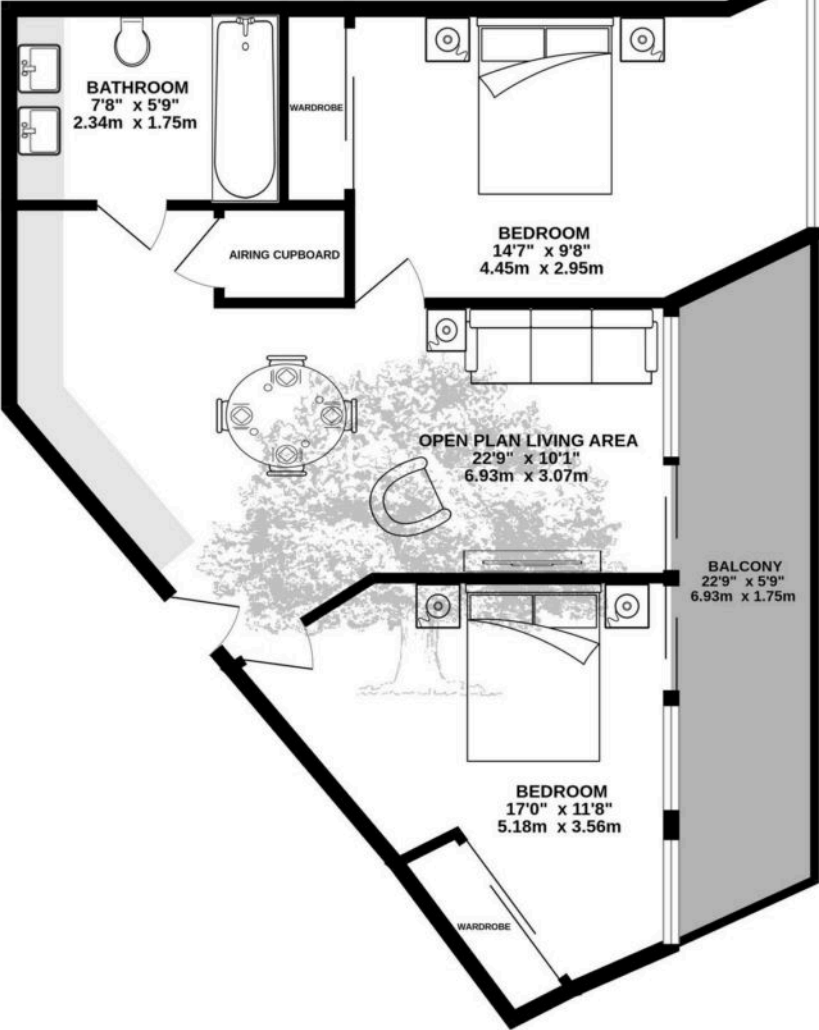






## 7TH FLOOR - TOP FLOOR

760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760sq.ft. (70.6 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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## Broadlands

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