



4 Vacluse Court La Ruelle Vacluse, St. Helier
£950,000

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4 Vacluse Court La Ruelle Vacluse

St. Helier, Jersey

- Breath taking panoramic views from Elizabeth Castle to St Aubin's Fort
- 2 bedroom 2 bathroom apartment
- Two large south facing sun terraces
- Recently been refurbished to a high specification throughout
- Single garage with 1 designated space and 5 visitor spaces
- Located on a green lane in a elevated position
- Ideal location for beach and the park and walking to work
- Great size 1446 sq ft of property.
- Sole agent
- Call Doug on 07700702585 or doug@broadlandsjersey.com
- Call Charlie on 07700348421 or charlie@broadlandsjersey.com



4 Vacluse Court La Ruelle Vacluse

St. Helier, Jersey

Offering a luxurious lifestyle in a coveted location, this exquisite 2-bedroom, 2-bathroom apartment presents unparalleled panoramic views stretching from Elizabeth Castle to St Aubin's Fort. Nestled in an elevated position along a peaceful green lane, the property boasts two expansive south-facing sun terraces ideal for soaking up the sun and enjoying the picturesque vistas. Recently refurbished to an impeccable standard, this residence spans 1446 sq ft, promising spacious and contemporary living spaces. Perfectly situated for beach and park enthusiasts, as well as professionals seeking a seamless commute, this apartment represents the epitome of modern elegance.

Outside, a pair of generously-sized sun terraces beckon residents to savour alfresco dining and entertaining against the backdrop of unparalleled scenery. The property comes complete with a sizeable single garage, an additional designated parking space, and three visitor parking spaces in the car park, alongside two additional spots on the road, offering ample parking options. Ideal for those who appreciate outdoor living and revel in breathtaking views, this exceptional apartment provides a rare opportunity to embrace a lifestyle of comfort and sophistication amidst a sought-after locale.





Living

Modern open plan living area, German Hacker kitchen with full range of Neff and Bosch integrated appliances. Bi-fold doors opening onto your terrace. Utility room and larder.

Sleeping

Two double bedrooms, two bathrooms, 1 en-suite, 1 with walk in shower, 1 with bath. Fitted wardrobes in both bedrooms and access to the terrace.

Services

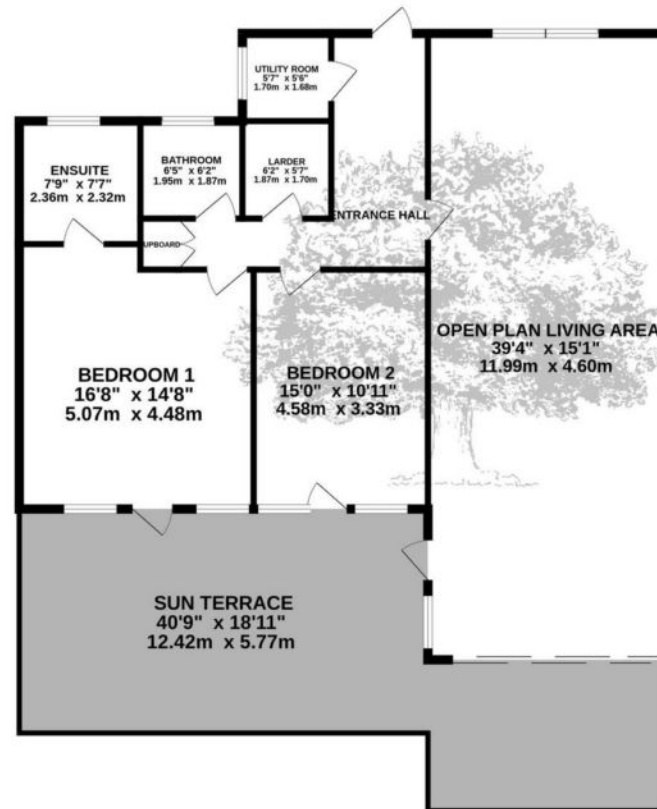
Services. All main services. Double glazing, electric boiler, new in 2020, Electricity supply designed with capacity to add a 7KW electric vehicle charger if required. Service charges £209.79 will increase to £217.41 Jan 2026. Includes building insurance, window cleaning, sinking fund, general minor maintenance/repairs, management fees (Gaudin's). Annual Parish rates for 2024 were £625.18.





GROUND FLOOR
1446 sq.ft. (134.4 sq.m.) approx.

GARAGE
19'1" x 8'7"
5.82m x 2.61m



TOTAL FLOOR AREA : 1446 sq.ft. (134.4 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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