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**B101 Millais House, Castle Quay, La Rue De L'Etau, St. Helier**

Guide Price £695,000

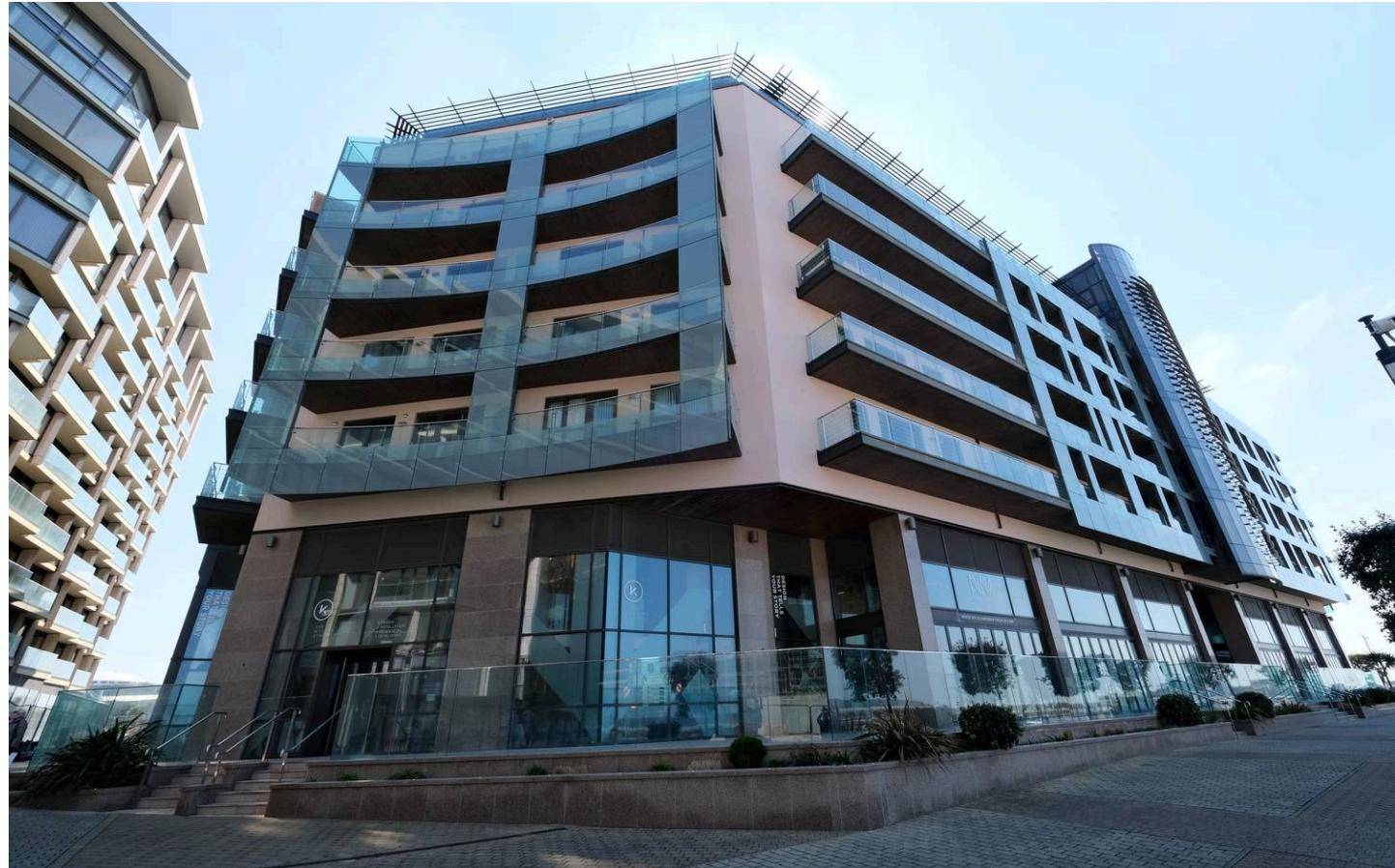
**BROADLANDS**

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# B101 Millais House, Castle Quay, La Rue De L'Etau

St. Helier, Jersey

- Luxury 2 bed waterfront apartment
- 2 Balconies with marina views
- Top specification throughout
- Amazing communal areas
- Restaurants and shops on your doorstep
- Lift access to all floors
- Garage parking for 1 car
- Sole agent
- Please call Nigel on 07797 718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## B101 Millais House, Castle Quay, La Rue De L'Etau

St. Helier, Jersey

This high specification, stunning purpose built 2 bedroom apartment on the first floor is around 1000 sq ft, & located in Jersey's award winning waterfront development. There are excellent views over the Marina from your generous size open plan living area! Also offering two double bedrooms, two bathrooms and parking for 2 cars. Modern design meets convenience in what has become one of St Helier's social hotspots, with restaurants, cafes, cinema, gym, & the Aqua Splash just to name a few of the amenities located in this vibrant area. Walk to work, then come home & relax enjoying the picturesque views over St Aubin's Bay. Concierge service is provided. Viewing is essential to appreciate the positioning of this apartment.





### Living

Very good size open plan living room / diner with kitchen to one side. Kitchen features top quality units, all Miele appliances. Sliding doors to West facing balcony with views.

### Sleeping

Main bedroom has en suite and fitted wardrobes plus sliding door to own balcony. Second bedroom a good size double with house bathroom.

### Services

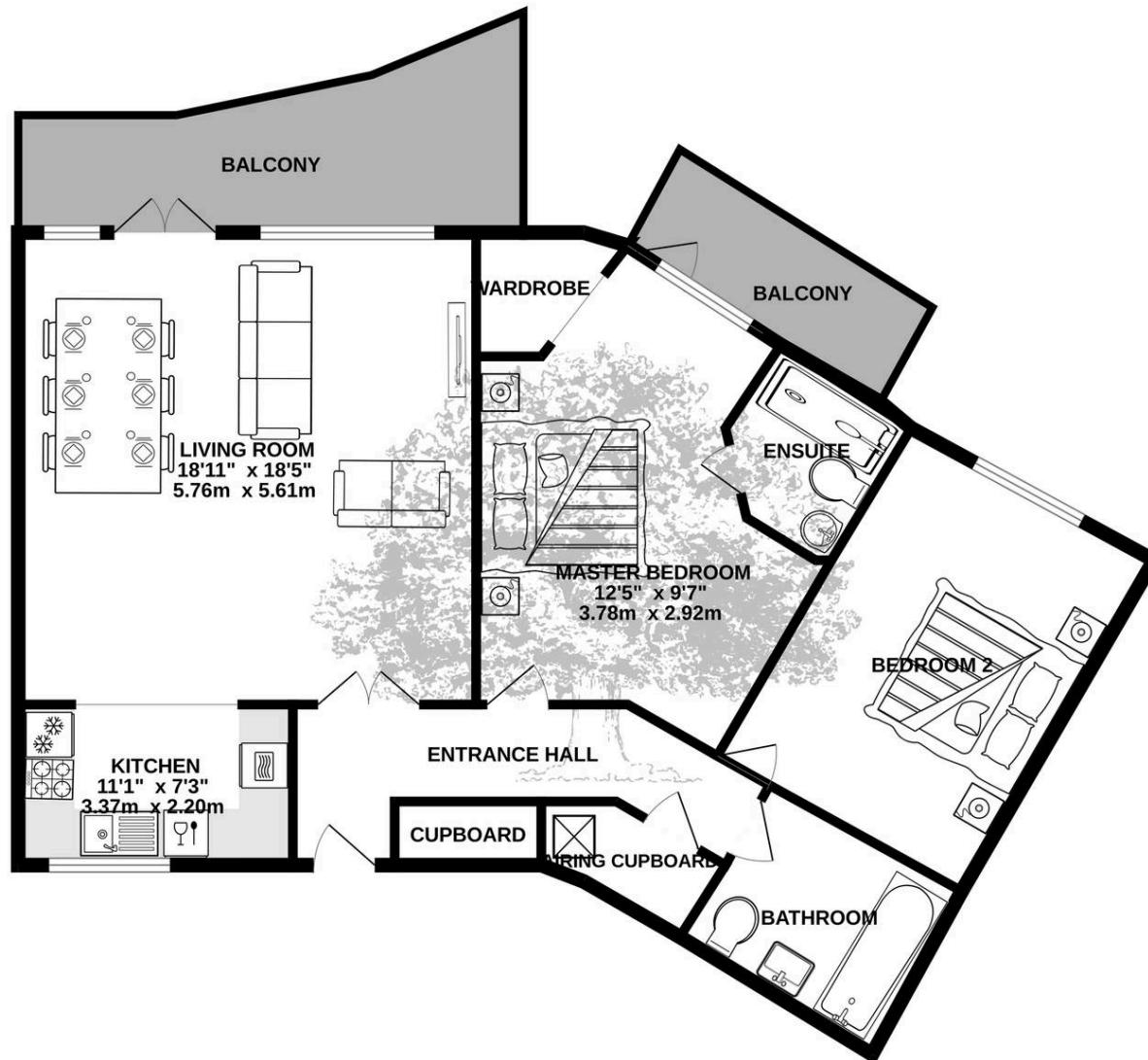
All mains. Mitsubishi comfort heating and cooling system to main living area and main bedroom. Electric heating.

### Service charge

Service charge approximately £1565 per quarter includes Parish rates, buildings insurance, water rates and maintenance for the exterior air conditioning units. Plus all repairs and decorations to the buildings generally.



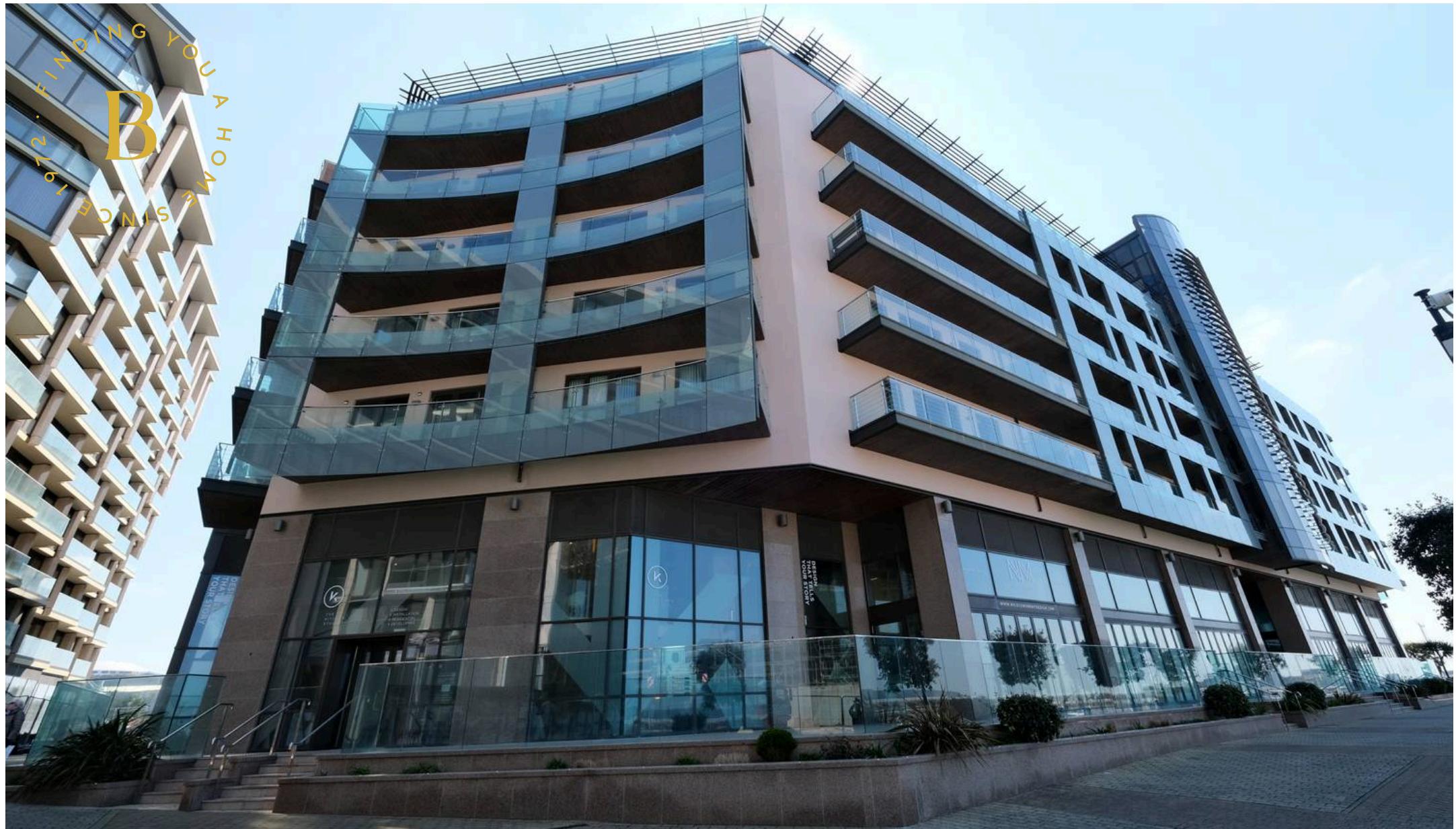
## GROUND FLOOR



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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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