



**36 Harbour Reach, The Waterfront, St Helier, Jersey, JE2 4HR**  
**£795,000**



## Harbour Reach, St Helier, JE2 4HR

### LUXURY SEAFRONT APARTMENT

A stylish two bedroom/two bathroom luxury apartment with superb panoramic views across the whole of St Aubin's Bay. The apartment overlooks the Elizabeth marina and you can enjoy the vista and the stunning sunsets from the large balcony which is the length of the whole apartment and can be accessed from the living area and both bedrooms. There is lift access to the apartment which is on the fourth floor and the apartment also benefits from secure undercover parking for one car plus visitor parking and a private lock up storage area. Share Transfer. Sole Agents

#### ENTRANCE HALL

Door entry phone. Large built-in storage cupboard. Airing cupboard housing hot water cylinder.

#### UTILITY ROOM 12x5'3 (3.66mx1.60m)

Range of fitted units. Single sink unit. Washing machine. Wet electric boiler system.

#### LIVING/DINING ROOM 23'6x19'3 max (7.16mx5.87m max)

L-shaped. Full height windows and double doors leading to balcony with sea views. Open plan through to:

#### KITCHEN 12'1x8'1 (3.68mx2.46m)

Extensive range of eye and base level cream units with Corian work surface. 1 & 1/2 bowl sink unit. Integrated appliances include: Four ring halogen hob with stainless steel extractor, electric oven, dishwasher, combination oven, fridge and freezer. Tiled flooring.

#### BEDROOM TWO 15'10x12'2 (4.83mx3.71m)

Door leading to balcony with sea views.

#### HOUSE BATHROOM

Three piece white suite comprising wc with concealed cistern, whb and bath with shower attachment. Fully tiled.

#### BEDROOM ONE 10'2x19'6 (3.10mx5.94m)

Door leading to balcony with seaviews. Door to:

#### EN-SUITE BATHROOM

Four piece white suite comprising wc with concealed cistern, whb, bath and large walk-in shower cubicle. Fully tiled.

#### EXTERIOR

Large sea facing balcony. One allocated undercover parking space. Lock up store cupboard.

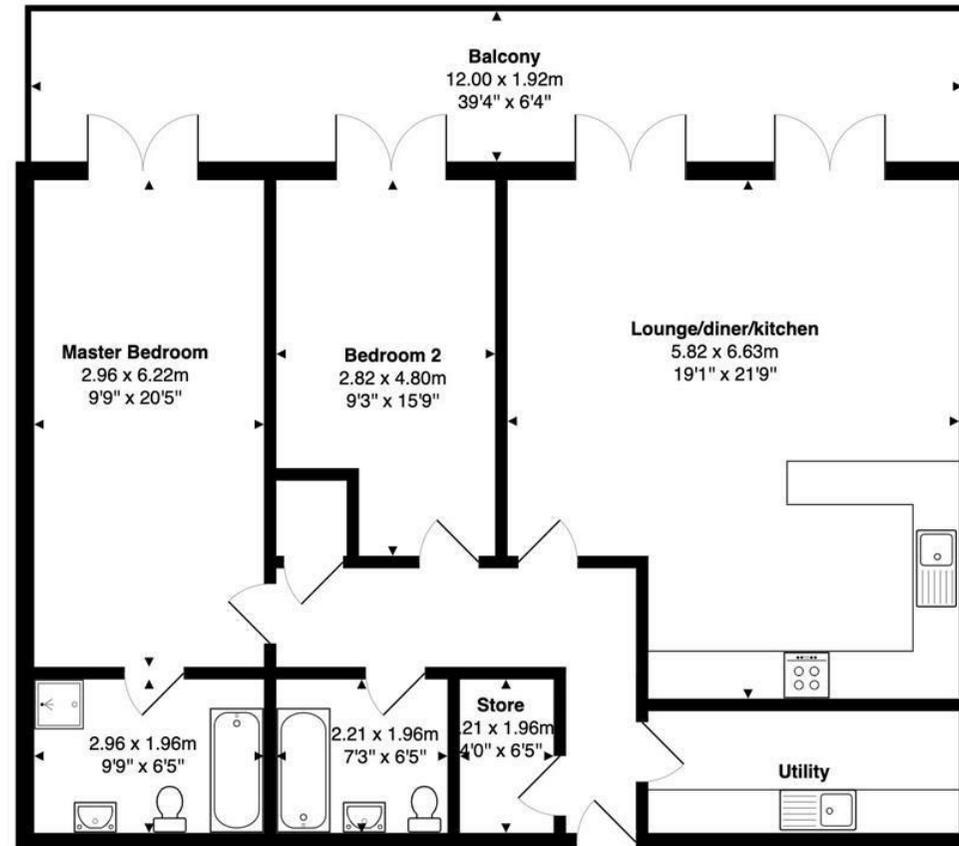
#### VIEWING

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

#### ANTI MONEY LAUNDERING REGULATION

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation





Total Area: 99.4 m<sup>2</sup> ... 1070 ft<sup>2</sup> (excluding balcony)

