



40 Chateau Royale, La Rue Vardon, Grouville
£780,000

BROADLANDS
FINDING YOU A HOME SINCE 1972

40 Chateau Royale, La Rue Vardon

Grouville, Jersey

Chateau Royal shares the entrance with The Royal Jersey Golf Course.

- Beautiful 2 bed apartment
- Upgraded in 2024
- First floor in block of 2
- Lovely garden views
- Parking and visitor parking
- Close to beach and bus route
- Sole agent
- Please contact Nigel on 07797 718233 or nigel@broadlandsjersey.com



40 Chateau Royale, La Rue Vardon

Grouville, Jersey

A beautifully appointed and extremely spacious 2 bedroom apartment on the first floor of the end block at Chateau Royale. The apartment was upgraded last year with new carpets, blinds, en suite bathroom and fitted wardrobes to both bedrooms. It also features Amtico flooring and attractive plantation shutters. Larger than the average 2 bed apartment, it also features an excellent utility room, separate cloakroom and plenty of storage, including an attic space. Freshly redecorated throughout and in show home condition, the new owner will want for nothing.

Although there is no balcony at present we believe it would be possible to create one. The communal gardens provide a haven of peace and tranquility to relax in.

A prestigious development, Chateau Royale is located right next to The Royal Jersey golf course, a short stroll from The Pembroke inn, the beach, Morrisons and Co op supermarkets. The number 1 bus route nearby provides an excellent service from Gorey to town.

Rarely available for sale, be sure to book your appointment to view.





Living

Shared entrance hall with the ground floor apartment that has just been fully redecorated. Large lounge/diner with windows overlooking attractive gardens. Fully fitted kitchen with Miele appliances and space for table and chairs, separate utility room cloakroom and store cupboard.

Sleeping

Two very good size double bedrooms, both en suite. Brand new fitted wardrobes to both bedrooms. Newly installed en suite to main bedroom.

Outside

Extensive communal gardens with pond and water features, numerous seating areas. Plans were previously drawn up to create a small balcony off the lounge to take advantage of the distant sea views.

Services

All mains (no gas) electric underfloor heating.

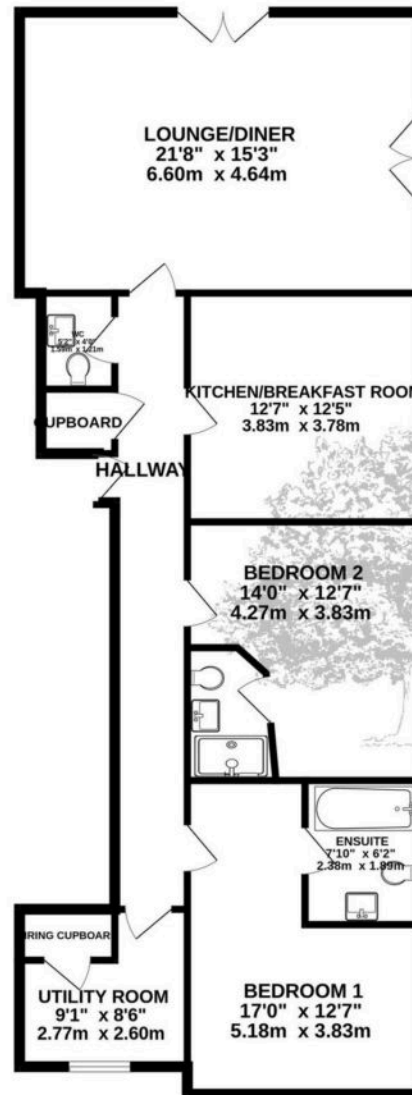
Service charge

£ TBA which includes buildings insurance, foncier rates, water rates, gardening, exterior decoration, cleaning of communal areas, communal lighting, lift maintenance, gardening, on site caretaker etc.





GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 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.
Made with Metropix ©2023



Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972