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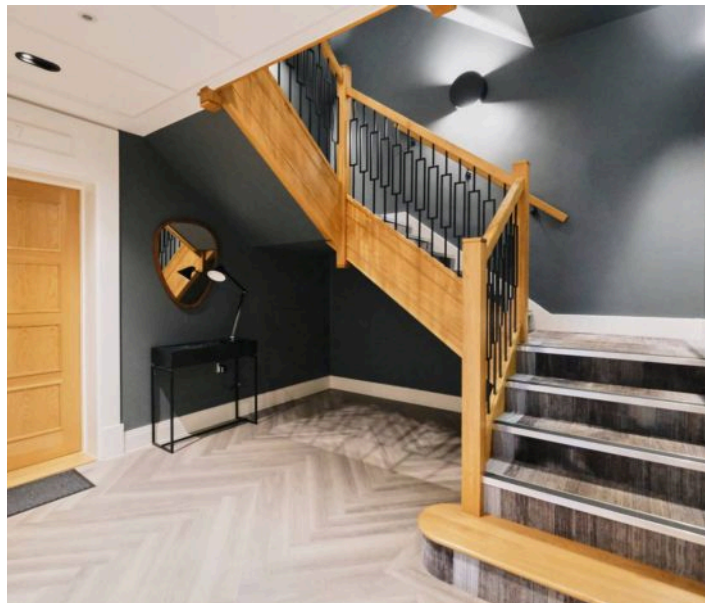
Apt 11, Old Court House La Rue A Don, Grouville, Jersey
£975,000

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Apartment 11, Old Court House La Rue A Don

Grouville, Jersey

- Luxury 3 bedroom duplex apartment
- Envious village location with lovely outlook
- Immaculate condition both inside apartment and throughout building and communal areas
- High quality fixtures and fittings
- 2 designated parking spaces and external store
- Across the road from Long Beach and stroll to village for dinner
- Contact Charlie Smith Charlie@broadlandsjersey.com / 07700348421
- Sole agency / no onward chain



Apartment 11, Old Court House La Rue A Don

Grouville, Jersey

Enjoy village life! New build completed in 2018 to a very high standard on the site of the former Old Court House hotel in Gorey Village, this luxury 3 bedroom, 2 bathroom, penthouse duplex apartment is shiny, new and spacious, ready for you to walk straight in with your furniture and be done. Offering a luxury kitchen, Miele appliances, sumptuous bathrooms and floor coverings, this is modern living at its best. Located just a stone's throw from the sandy Long Beach with its variety of water sports and cafes, a short stroll will take you to the numerous quality restaurants of Gorey. The number 1 bus route a few yards away takes you to the centre of St Helier regularly throughout the day. Tastefully designed to have an open aspect from the balcony, any neighbouring properties are well away from the building. Parking is provided for 2 cars and there is also plenty of visitor parking for your guests. Also features a private lockable store room, perfect for golf clubs and luggage. Available with no onward chain, Broadlands sole agents.





Living

Downstairs entrance foyer accessed via video intercom and coded entry system. A wonderful open kitchen and dining room with plenty of natural light, double height ceiling (with mezzanine living space above) and doors leading on to balcony. Kitchen includes extensive range of high and low level units. Miele appliances to include oven, microwave, ceramic hob, fridge/freezer and dishwasher. Upper level living room is a large room with ceiling lantern light and Mezzanine floor overlooking the below kitchen diner and snug space.

Sleeping

Premiere suite contains a large double bedroom with Velux blinds, walk in wardrobe with range of fitted shelves and hanging space and ensuite shower room; fully tiled with large shower, W.C and wash hand basin. Lower level contains a further two double bedrooms, one with another walk-in wardrobe with range of fitted shelves and hanging space and another double bedroom with fitted wardrobe. Large House bathroom, fully tiled with suite of bath with shower over, low flush W.C. and wash hand basin.

Balcony

Decked with low maintenance covering. Attractive glass balustrade.

Utility Cupboard

Separate utility cupboard housing hot water cylinder, washing machine and tumble dryer.

Store Room

There is an external, lockable, private storage cupboard immediately outside the upper floor front door.

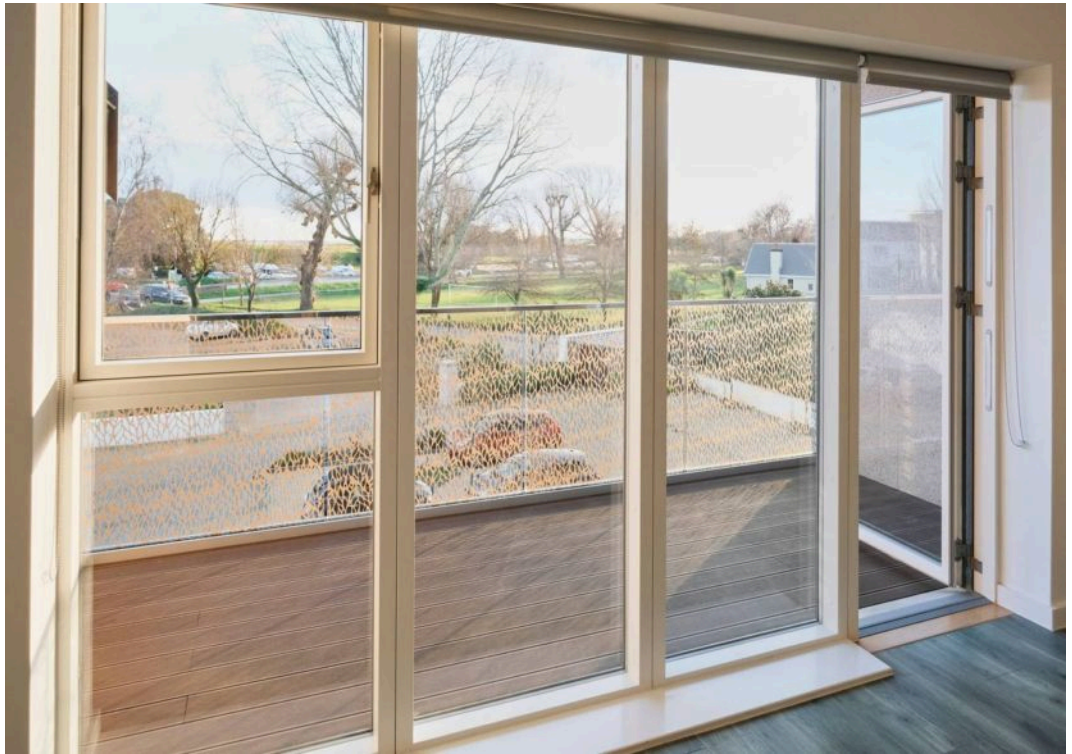
Parking

2 designated parking spaces side by side plus ample visitor parking, marked number 11.

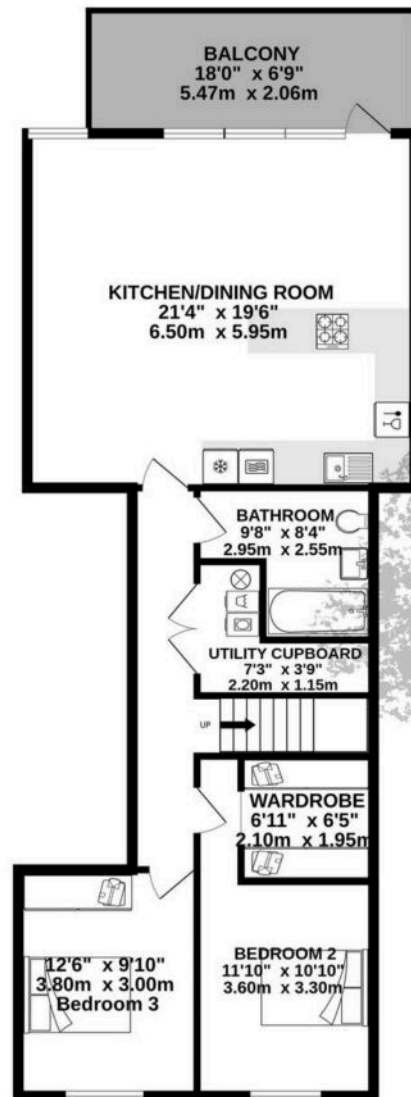
Services

All mains excluding gas. Electric heating, full double glazing, fibre optic broadband.





GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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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