



12 Chateau Royal, La Rue Vardon, Grouville
£3,250,000

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12 Chateau Royal, La Rue Vardon

Grouville, Jersey

- Beautifully presented apartment
- Panoramic sea and castle views
- Edge of the golf course
- 3 Bedroom suites
- Turnkey option of fully furnished
- Huge surrounding terrace
- The finest available
- Contact Nigel on 07797718233 / nigel@broadlandsjersey.com



12 Chateau Royal, La Rue Vardon

Grouville, Jersey

Definitely the finest and most spacious apartment available for sale today. The quality of build is apparent the moment you step through the solid oak front door in to the vast reception/dining hall. The original owner bought off plan and ensured that it was tailored to his exacting standards with bespoke fitted furniture and soft furnishings.

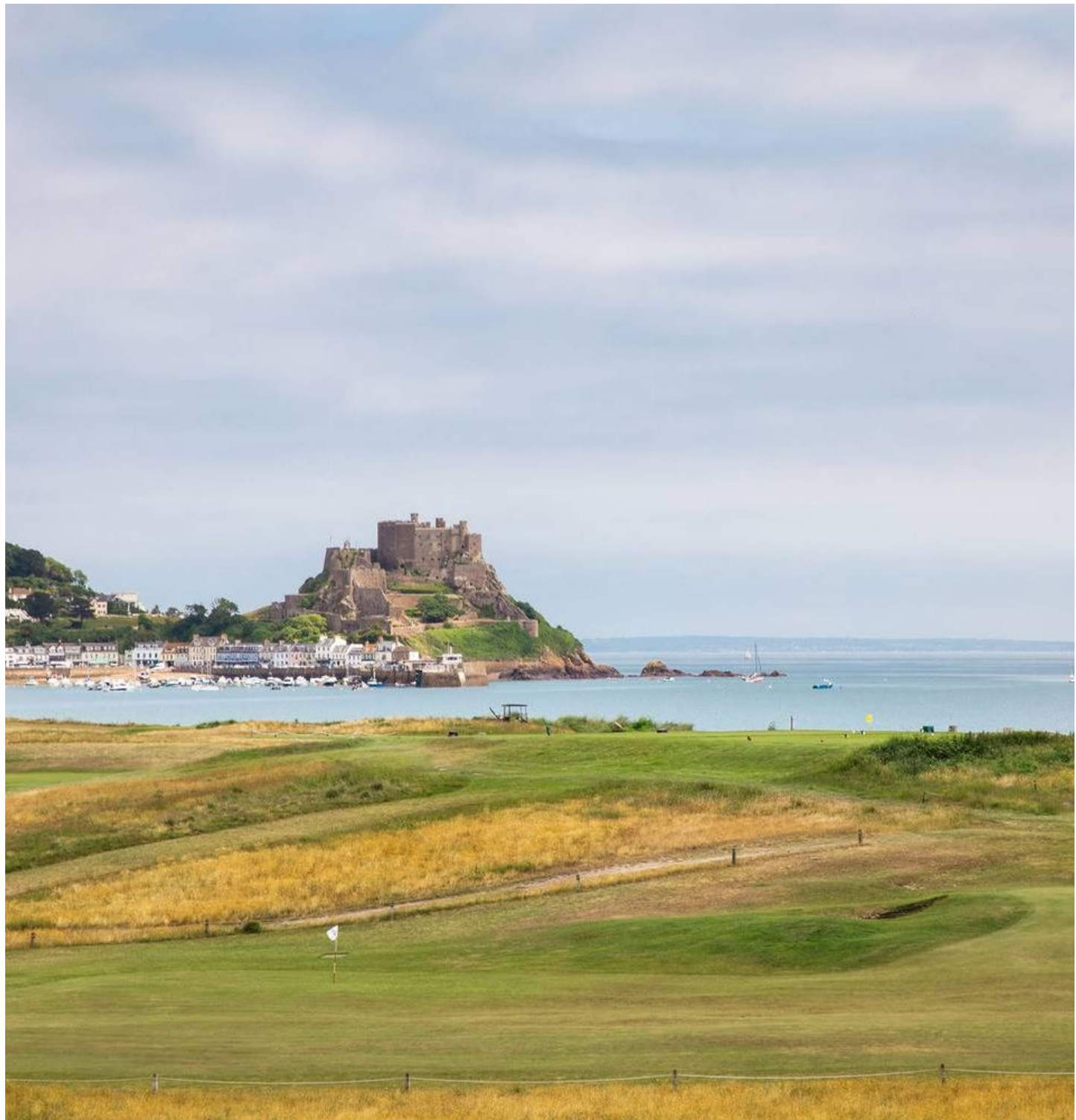
The kitchen and dining room were altered to create a huge and very well equipped space with centre island and plenty of space for relaxing. In addition is a formal living room large enough to accommodate a grand piano as well as the seating areas.

The main bedroom suite has more than enough wardrobe space and fitted furniture. The second bedroom is also fully fitted and the 3rd is adapted to make a fully functional home office.

From every room there are golf course and sea views which can also be enjoyed from the surrounding terraces. The development is very well maintained and has beautifully manicured gardens with a fish pond. The Royal Jersey Club house is just a couple of hundred yards away with plenty of pleasant walks nearby. The village of Gorey and the pier with it's myriad of restaurants and bars is all in walking distance. The number 1 bus route provides a frequent service to St Helier following the coast.

The apartment can be sold fully furnished if required providing a turnkey option for the new owner.

Book your appointment to view by calling the owner's sole selling agent.





Living

Entrance hall opens through double doors to a very large reception hall, perfect as a dining room. Kitchen has an array of quality units and appliances with centre island. Further TV/ lounging area to one end of the kitchen. Formal living room adjacent. Plenty of access on to the terraces from all rooms. Separate W.C. and utility room.

Sleeping

3 spacious bedroom suites with the main one having dressing area and multiple fitted wardrobes. Luxurious bathroom suites to all 3. The 3rd suite is set up as a home office with fully fitted furniture.

Services

All mains (no gas) Electric heating throughout and full double glazing.

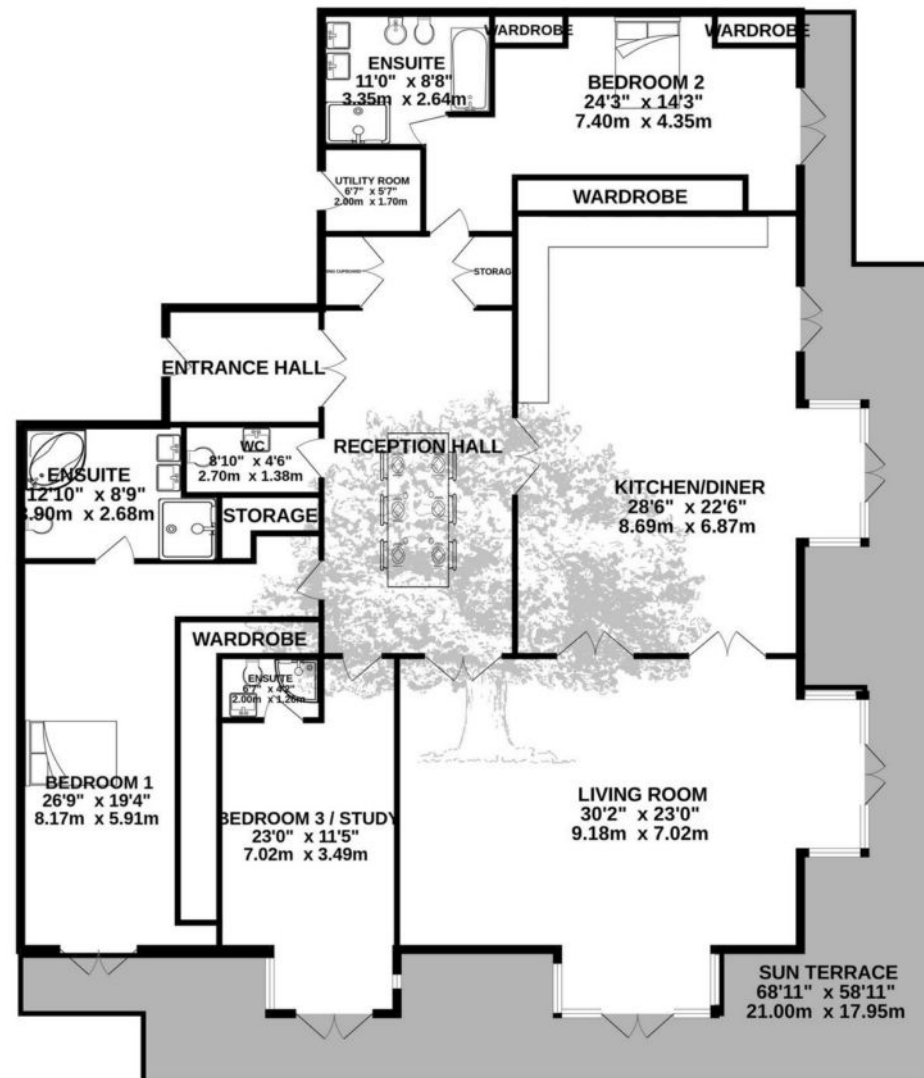
Service charge

£4,500 per quarter to include buildings insurance, Parish rates, lift maintenance, general maintenance, gardening, communal lighting etc. On site caretaker.





SECOND FLOOR
2746 sq.ft. (255.1 sq.m.) approx.



TOTAL FLOOR AREA : 2746 sq.ft. (255.1 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.

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