



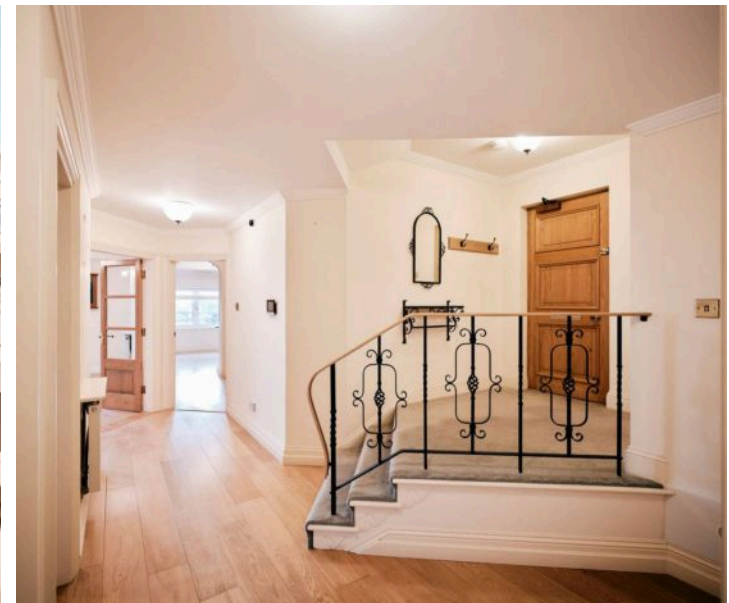
10 La Colline Court, Le Mont De Gouray, St. Martin
£1,400,000

BROADLANDS
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10 La Colline Court, Le Mont De Gouray

St. Martin, Jersey

- Immaculate three bedroom apartment in Gorey
- Spacious living area filled with sunlight
- Expansive south facing balcony
- Separate fully fitted kitchen and utility room
- Outstanding sea and golf course views
- Two good size double bedroom suites
- Third bedroom currently used as a study
- Highly sought after building and location
- Private double garage with storeroom
- Sole agent
- Contact Charlie on 07700348421 / charlie@broadlandsjersey.com



10 La Colline Court, Le Mont De Gouray

St. Martin, Jersey

Highly sought after, Colline Court luxury apartments sit in a league of their own above the bay of Grouville, don't miss your chance to own this spacious 1500sqft apartment on the second floor, with South West facing views across the bay all the way to the horizon including spectacular sunsets. The generous living area, of a size rarely found in newer builds, is drenched in natural light, seamlessly flows onto an expansive south facing balcony offering breathtaking views of the sea and nearby golf course and has space for a formal dining table alongside the living room. A separate fully fitted kitchen with breakfast table nook also has views across the horizon to the french coast. There is a separate utility room, WC, a large premiere bedroom suite with sea views and shower room, a second large double bedroom with walk in wardrobe and a third bedroom, currently utilised as a study with built in furniture. The house shower room, provides versatility to suit.

Situated in a popular location close to the village, this residence offers both comfort and style. Further enhancing its appeal, the property includes a private double garage with a large convenient private storeroom plus plenty of visitor parking. Boasting a prime location, this apartment is a rare gem in the market.





Living

Impressive living area opening onto south facing balcony with gorgeous vistas of Grouville Bay all the way to the horizon. Separate fitted kitchen with plenty of room for dining plus utility room.

Sleeping

Two good size double bedroom suites. Third bedroom currently used as a study. House shower room plus guest WC.

Outside

Expansive south facing balcony. Double garage with large private storeroom. Communal gardens and visitor parking.

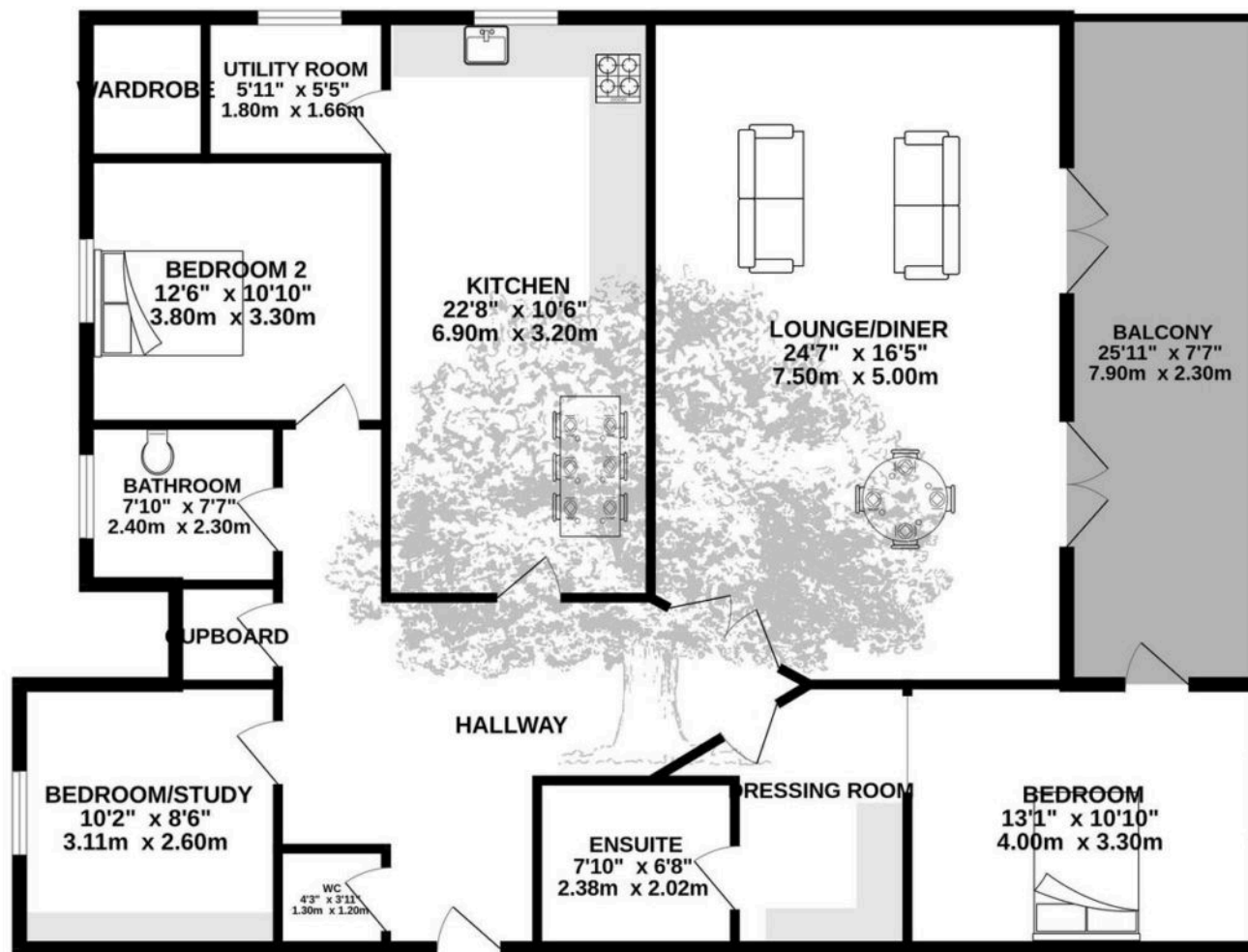
Services

All mains drains, water. Electric heating. Service charge TBA





GROUND FLOOR
1513 sq.ft. (140.6 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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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