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Ash Court Woodlands Apts, La Route Des Cotils, Grouville  
£589,000

**BROADLANDS**  
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# Flat 1, Ash Court Woodlands Apartments, La Route Des Cotils

Grouville, Jersey

Woodlands is located halfway along La Rue des Cotils in Grouville.

- Immaculate 1st floor 2 bedroom 2 bathroom purpose built apartment
- Large fully fitted eat-in kitchen and separate lounge
- Completely refurbished throughout to high standard
- Prestigious development
- Caretaker and manicured gardens
- Balcony with far reaching views to Gorey Castle and France beyond
- Parking plus ample visitor spaces
- Lift access
- Sole agent
- Doug 07700 702585 / [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



# Flat 1, Ash Court Woodlands Apartments, La Route Des Cotils

Grouville, Jersey

This beautifully refurbished apartment has been upgraded throughout to an exceptional standard and is presented in immaculate walk-in condition. Offering approximately 1,165 sq ft of generous accommodation, the property combines modern luxury with an enviable location.

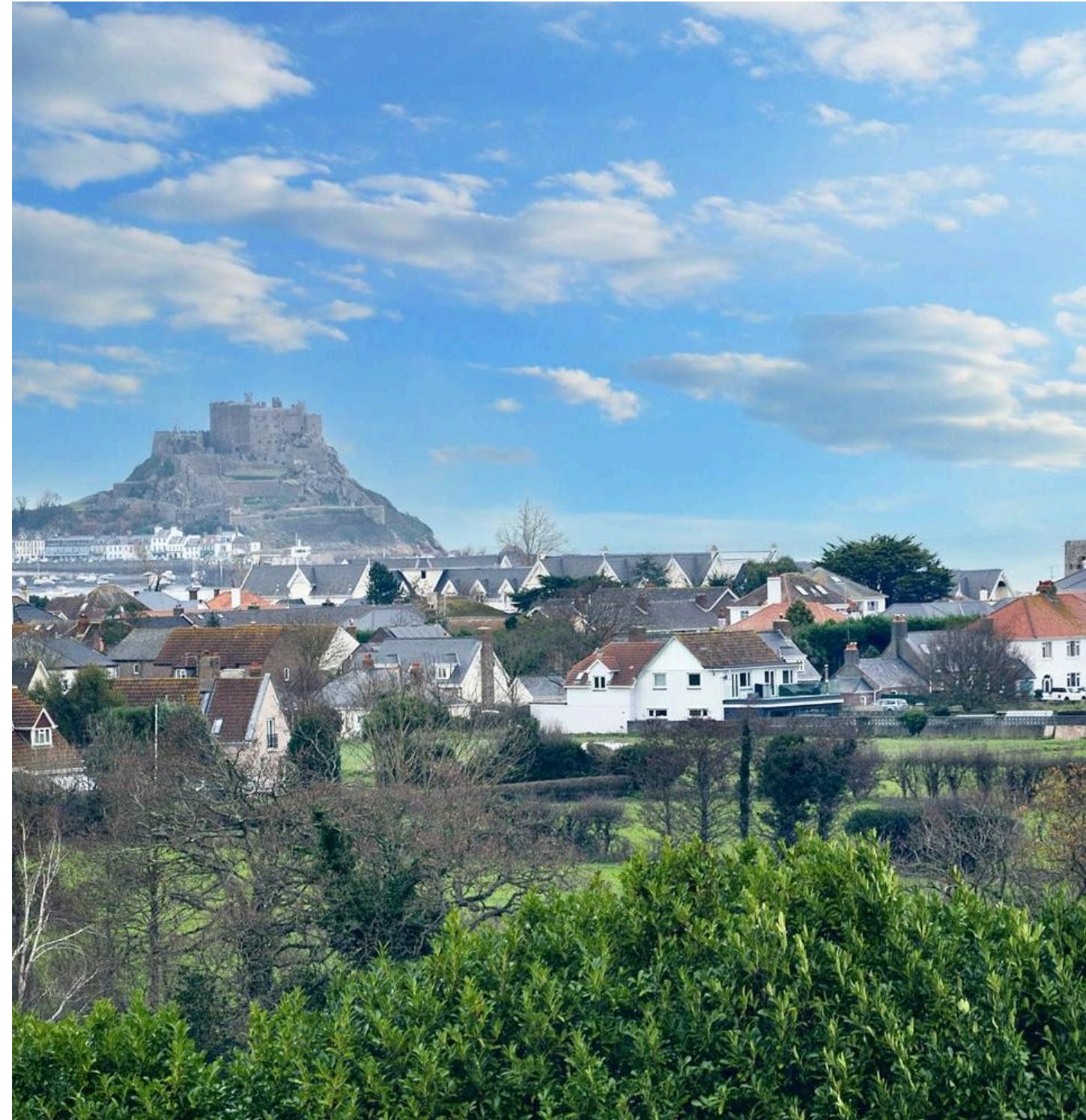
The home features two superb double bedrooms, including a spacious principal suite with its own ensuite bathroom, along with a stylish house bathroom. The impressive eat-in kitchen is finished to a high specification and enjoys charming views toward Gorey Castle.

The bright and airy living room opens onto a substantial balcony, perfectly positioned to capture far-reaching countryside and sea views—an ideal setting for alfresco dining while taking in the iconic silhouette of Gorey Castle.

Additional benefits include brand-new heating, double glazing, and doors throughout. The apartment sits within a peaceful development with beautifully maintained communal gardens and the convenience of an on-site caretaker. Shops, amenities, the village of Gorey, The Royal Jersey Golf Club, and a selection of popular restaurants are all close by.

The property also includes one designated parking space along with ample visitor parking.

Contact Broadlands, the vendors' sole agents, to arrange your viewing





### Living

Great size lounge with patio doors opening onto your balcony. New kitchen with white gloss doors, space for large table and chairs. Integrated Bosch appliances including fridge / freezer, dishwasher, oven with four ring hob and microwave.

### Sleeping

Two large double bedrooms both with delightful garden views. The main bedroom has a full range of fitted bedroom furniture. It also has an impressive ensuite with walk-in shower and twin wash hand basins and vanity units. The house bathroom has a three piece suite consisting of bath with shower over, wash hand basin and W.C.

### Outside

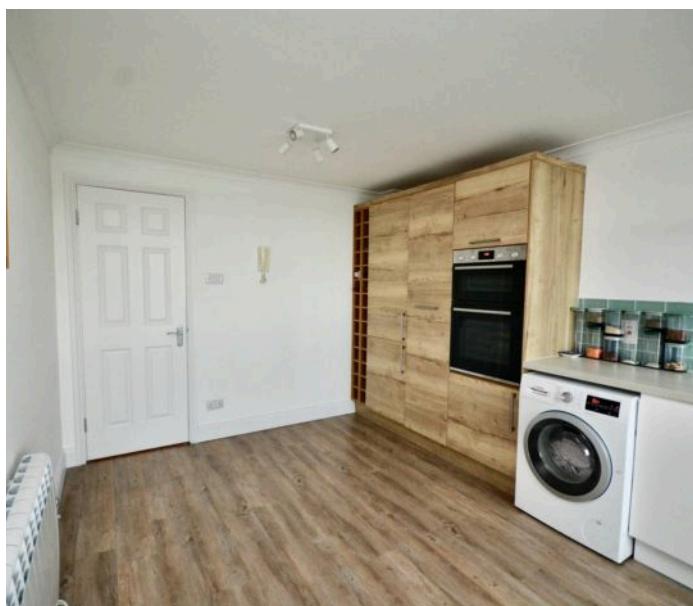
Balcony with far reaching views of Gorey Castle and beyond to the French coast. Communal gardens.

### Services

All mains, new electric heating throughout and full double glazing. Caretaker service. Lift access. Service charge £298 per month to include fitter rates, cleaning and power to communal areas, gardening services, building insurance, sinking fund and caretaker. Managing agents are Maillards.

### Restrictions

No dogs or cats permitted

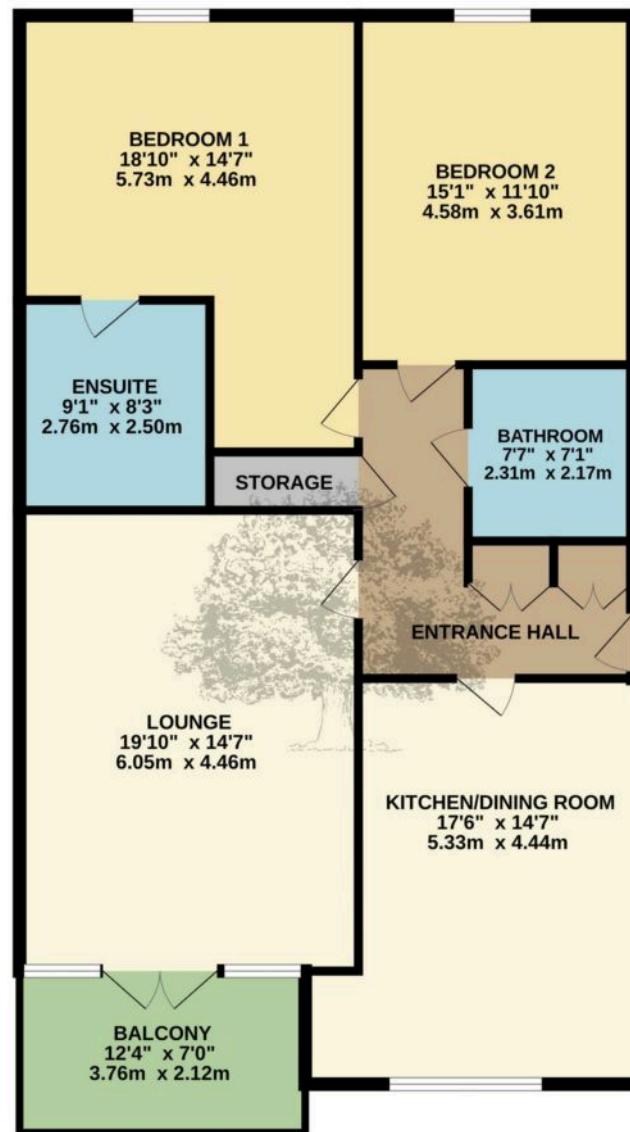








FIRST FLOOR  
1165 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.3 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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## Broadlands

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