



**3 Chateau Royal La Rue Vardon, Grouville**  
**£759,000**

**BROADLANDS**  
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### 3 Chateau Royal La Rue Vardon

- Prestigious landmark coastal development
- Two double bedroom suites
- 23ft Living room diner with balcony
- Separate eat-in kitchen breakfast room
- Three balconies
- 1st floor, with lift access
- Two side by side parking spaces in basement
- Electric charging point & visitor parking
- Fantastic storage both internal and external
- Beside The Royal Jersey Grouville Club
- No onward chain
- Sole agent
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)





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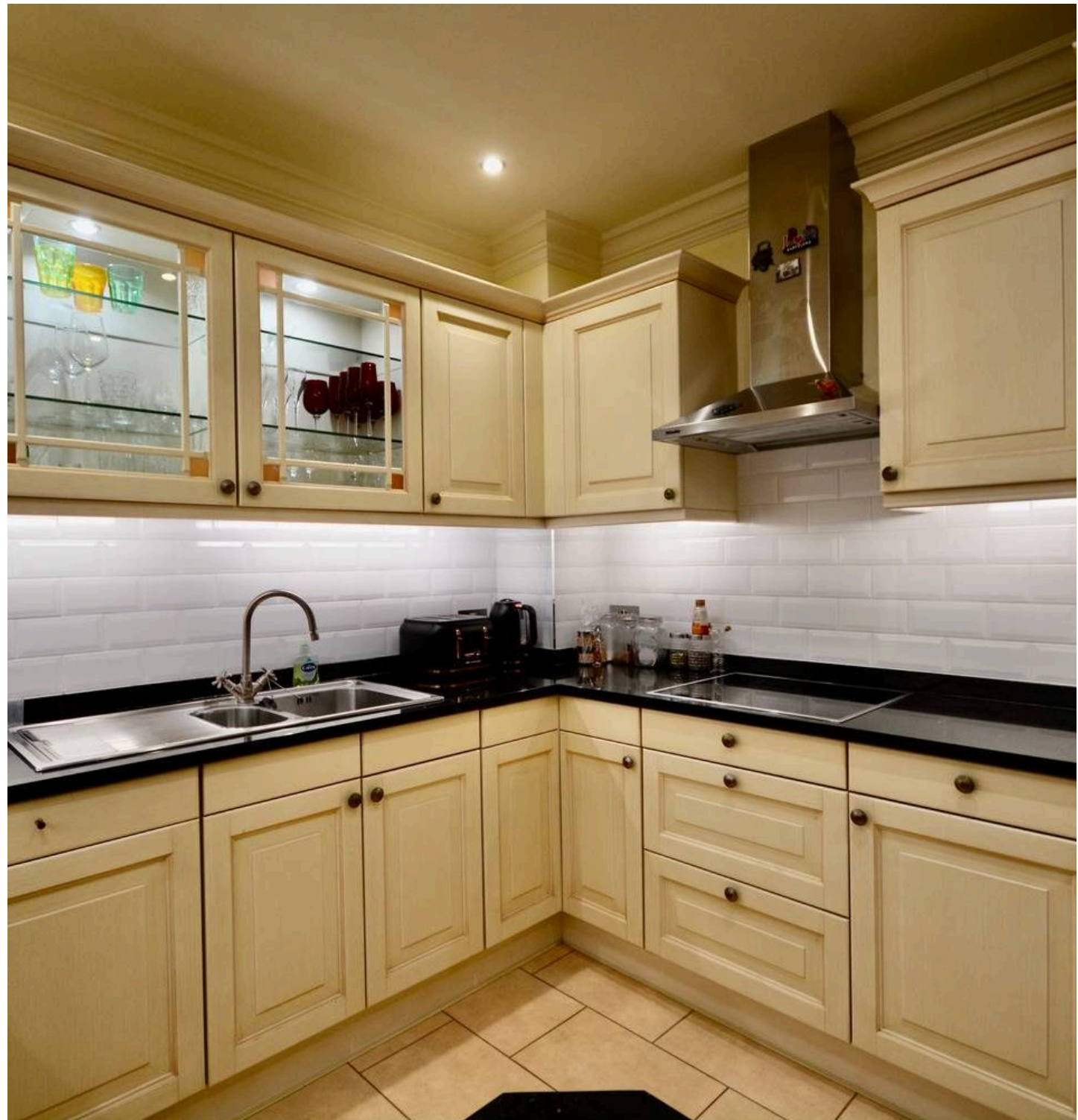
Positioned on the edge of the Royal Jersey Golf Course within the prestigious Château Royale development, this elegant two double bedroom suite apartment offers a thoughtfully designed layout and generous proportions throughout its 1,140 sq ft.

The long entrance hall opens into a superb 23 ft living room / diner with good size balcony, providing an inviting setting for both relaxation and entertaining. Just off the main living area is a separate, fully fitted eat-in kitchen with breakfast bar.

Both double bedroom suites are well placed for privacy. The primary bedroom enjoys a large ensuite shower room with twin basins, bidet, W.C, walk-in shower, fitted wardrobes and balcony. The second double bedroom also benefits from an ensuite (bathroom) fitted wardrobes and balcony. Additional features include a separate laundry room, excellent internal storage off the hallway, complemented by a further private storage cupboard just outside the apartment.

Three balconies provide excellent outdoor space, perfect for enjoying sunshine and views. The property also includes two side-by-side parking spaces in the basement close to the lift, with additional storage space, plus visitor parking within the development.

Exceptionally well maintained development with beautifully manicured gardens. The location is ideal especially if you play golf! The vibrant bars and restaurants of Gorey are only a short distance away, while St Helier is approximately a 20 minute drive or easily reached via one of the island's most reliable bus routes. Everyday conveniences are close at hand too, with The Pembroke Pub just three minutes on foot and Homegrown, Homefields Farm Shop, and Co-Op Locale all nearby. Contact Broadlands the vendors sole agent today.







### Living

Long entrance hallway leads to all rooms. Spacious 23 ft living room diner with doors to balcony. Separate eat-in kitchen with breakfast bar, fitted units and quality Miele appliances. Separate utility room with wash hand basin, plumbed for washing machine and dryer. Two good size hallway cupboards. Cloakroom - W.C.

### Sleeping

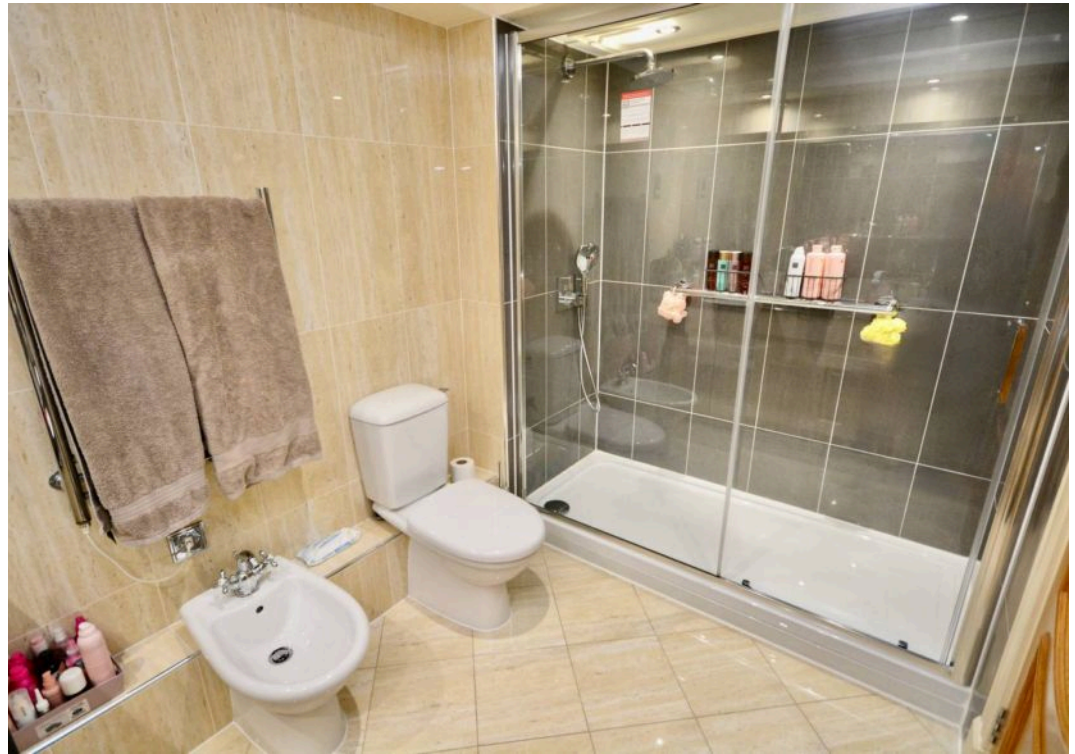
Two spacious bedroom suites both with fitted wardrobes. Luxurious bathroom suites to both, with the primary having a large walk-in shower, W.C. bidet and twin wash hand basins. The second ensuite has a bath with shower over, W.C. and wash hand basin.

### Services

All mains (no gas). Electric heating throughout and full double glazing. £1,775.75 per quarter to include buildings insurance, Parish rates, lift maintenance, general maintenance, gardening, communal lighting etc and on-site caretaker.



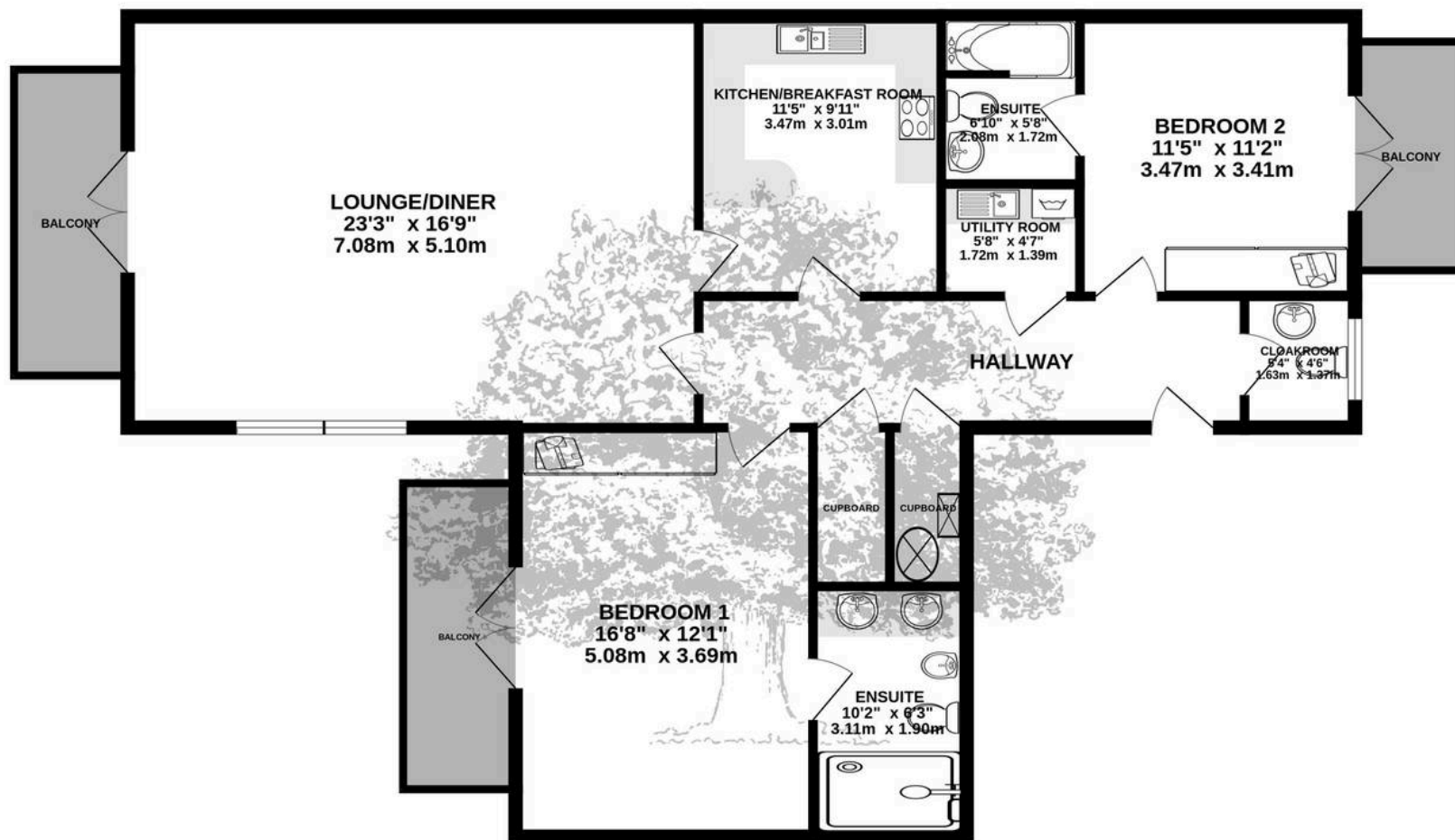








# SECOND FLOOR 1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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