

BROADLANDS

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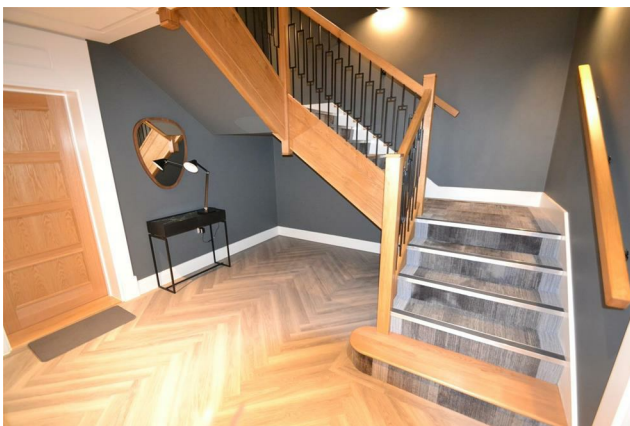
9, OLD COURT HOUSE LA RUE A DON, GROUVILLE, JE3 9FS

£649,000 | Flying Freehold | Ref 900

- BRAND NEW 2 BED 2 BATH FIRST FLOOR APARTMENT
- MASTER SUITE WITH WALK IN WARDROBE
- PARKING FOR 2 PLUS VISITOR PARKING
- CALL NIGEL HURST ON 07797718233
- HIGH QUALITY BUILD WITH LIFT ACCESS
- LARGE BALCONY WITH PLEASANT OUTLOOK
- STROLL TO THE BEACH, RESTAURANTS AND BARS

****Open viewing Saturday 24th November - 11.30 - 12.30**** Enjoy village life! Just finished in 2018 to a very high standard, this luxury 2 bed 2 bath first floor apartment is ready for its lucky new owner. Offering a luxury kitchen, Miele appliances, sumptuous bathrooms and floor coverings, this is modern living at its best. Located on the site of the former Old Court House Hotel in Gorey Village, just a stone's throw from the sandy Long Beach with its variety of water sports and cafes. Just a short stroll will take you to the famous Bass and Lobster eatery with many more beyond including Sumas and Feast. 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 but unusually there is also plenty of visitor parking for your guests. What are you waiting for? Call Nigel Hurst on 07797718233 to view, immediate vacant possession offered.

Communal Entrance Hall



Accessed via coded keypad and video entry system. Lift to all floors.

Entrance Hall

With video entry system.

Open Plan Living Room/Diner



A wonderful open space with plenty of natural light and doors leading on to balcony.

Kitchen



Extensive range of high and low level units. Miele appliances to include oven, microwave, ceramic hob, fridge/freezer and dishwasher.

Balcony



Decked with low maintenance covering.
Attractive glass ballustrade.

En Suite



Fully tiled with large shower, W.C and wash hand basin.

Master Bedroom Suite



Double Room

Walk in Wardrobe



Range of fitted shelves and hanging space.

Bedroom 2

Double fitted wardrobe.

House Bathroom



Fully tiled with suite of bath with shower over, low flush W.C. and wash hand basin.

Utility Room?Store Room

Housing hot water cylinder. Space and plumbing for washing machine and tumble dryer.

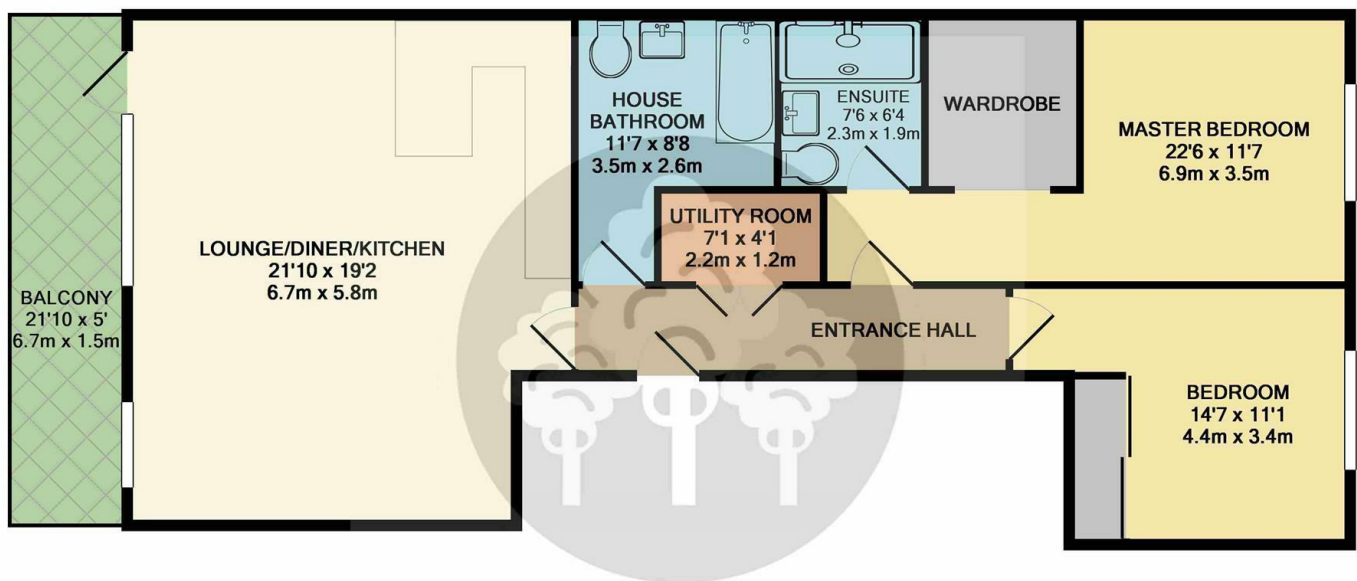
Services

Electric heating, full double glazing, fibre optic broadband. Service charge app £400 per quarter.

Parking

2 designated parking spaces side by side plus ample visitor parking.

DIRECTIONS: JT MAP 11 KK 16 . On the entrance to Gorey Village.



TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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