

INTRODUCING
17 Chateau Royal, La Rue Vardon, Grouville, JE3 9HT



Connecting People & Property Perfectly.

Luxury ground floor apartment, situated within one of the island's most prestigious modern developments. Boasting generous proportions and impeccable attention to detail. Nestled in an enviable location, overlooking the Royal Jersey Golf Course and just moments away from the beach and promenade, this apartment combines elegance, convenience, and lovely views. The apartment's spacious layout allows for a range of tastefully designed and generously proportioned rooms, providing a haven of luxury and comfort. The large living room serves as the heart of the home, offering a perfect space for relaxation and entertaining guests. Bespoke hand built and hand painted wall units with walnut accent fitted in the main sitting room housing Tv with extra cupboard and shelving space. Throughout the main reception spaces, Porcelanosa Tanzania porcelain tiles add a touch of sophistication, seamlessly blending style and practicality. The attention to detail extends to every corner of this apartment, ensuring that no aspect of luxury has been overlooked. The two expansive bedroom suites provide an oasis of tranquillity, each exuding elegance and refinement. Both bedrooms showcase bespoke hand-built and painted units, creating a sense of opulence and sophistication. The accompanying en-suite bathrooms features Villeroy and Boch fittings and Hansgrohe power showers. The superb kitchen breakfast room is a true culinary haven. Designed by Charles Yorke, the bespoke hand-built and painted kitchen furniture exudes timeless elegance. Equipped with top-of-the-range intelligent Miele appliances that can be networked to the Miele App for voice control, this kitchen offers both convenience and cutting-edge technology. Step outside onto the two generous terraces, located at the front and rear of the property. These outdoor spaces provide the perfect retreat for al fresco dining or simply enjoying the view. Whether you prefer the tranquil ambiance of the rear terrace or the captivating views from the front terrace, both areas offer a private sanctuary to unwind and appreciate the surroundings. In addition to the numerous amenities within the apartment itself, private garaging for two cars and a private storeroom provides convenience and ample storage space and well manicured communal gardens for residents of chateau Royal to enjoy.

- **Luxury appointed apartment**
- **Immaculate throughout**
- **Two bedrooms / two bathrooms**
- **Views over golf course**
- **Front and rear balconies**
- **undercover parking for two cars**

Price £1,775,000 | Qualified | Share Transfer

PROPERTY ID: 3191



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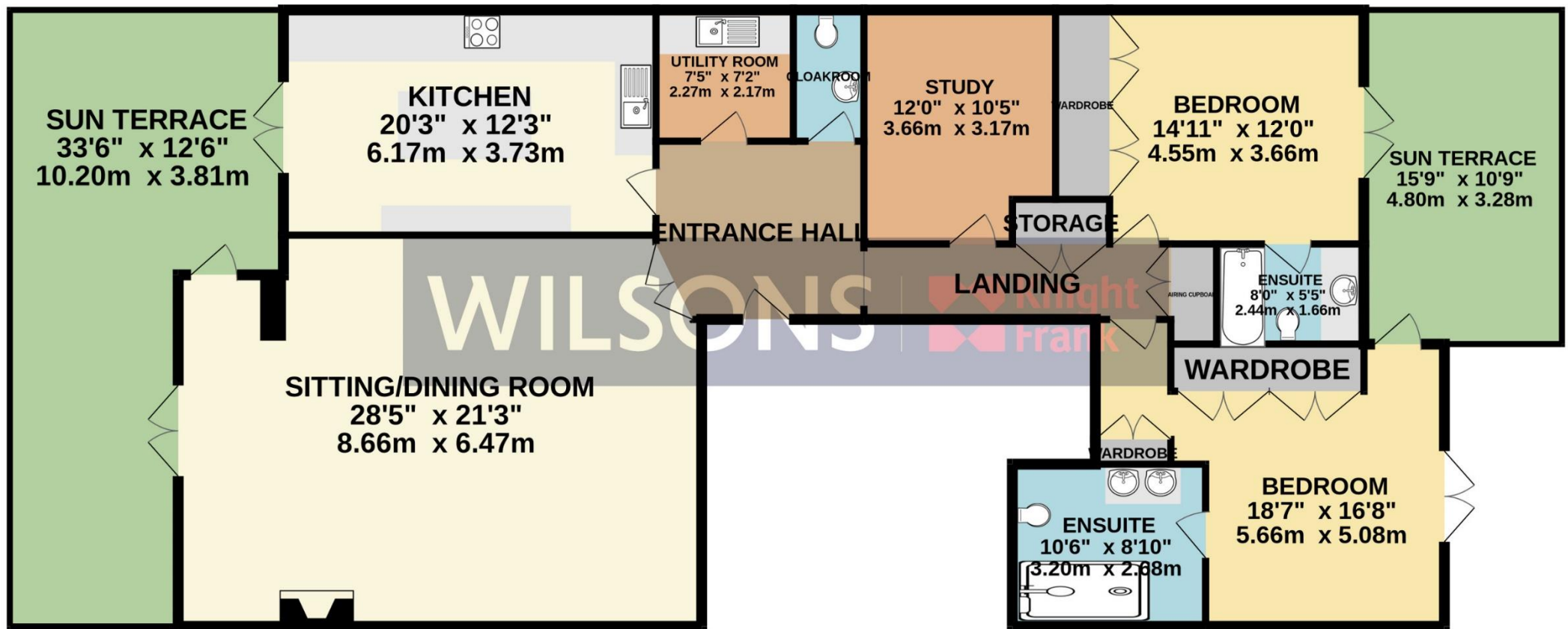






GROUND FLOOR

1882 sq.ft. (174.8 sq.m.) approx.



TOTAL FLOOR AREA : 1882sq.ft. (174.8 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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SERVICES

Mains waters
Mains drains
Wet electric heating

SERVICE CHARGE

£2,316.96 per quarter

DIRECTIONS

Travel to Gorey, La Rue Vardon is on RHS, turn into Gold Course, Chateau Royal is on RHS under arch.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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