

INTRODUCING

2 Elizabeth House, The Waves, Grande Route Des Sablons, Grouville, JE3 9FP



Connecting People & Property Perfectly.

ELIZABETH HOUSE

CONWAY HOUSE

KEPPEL HOUSE

TOWER HOUSE

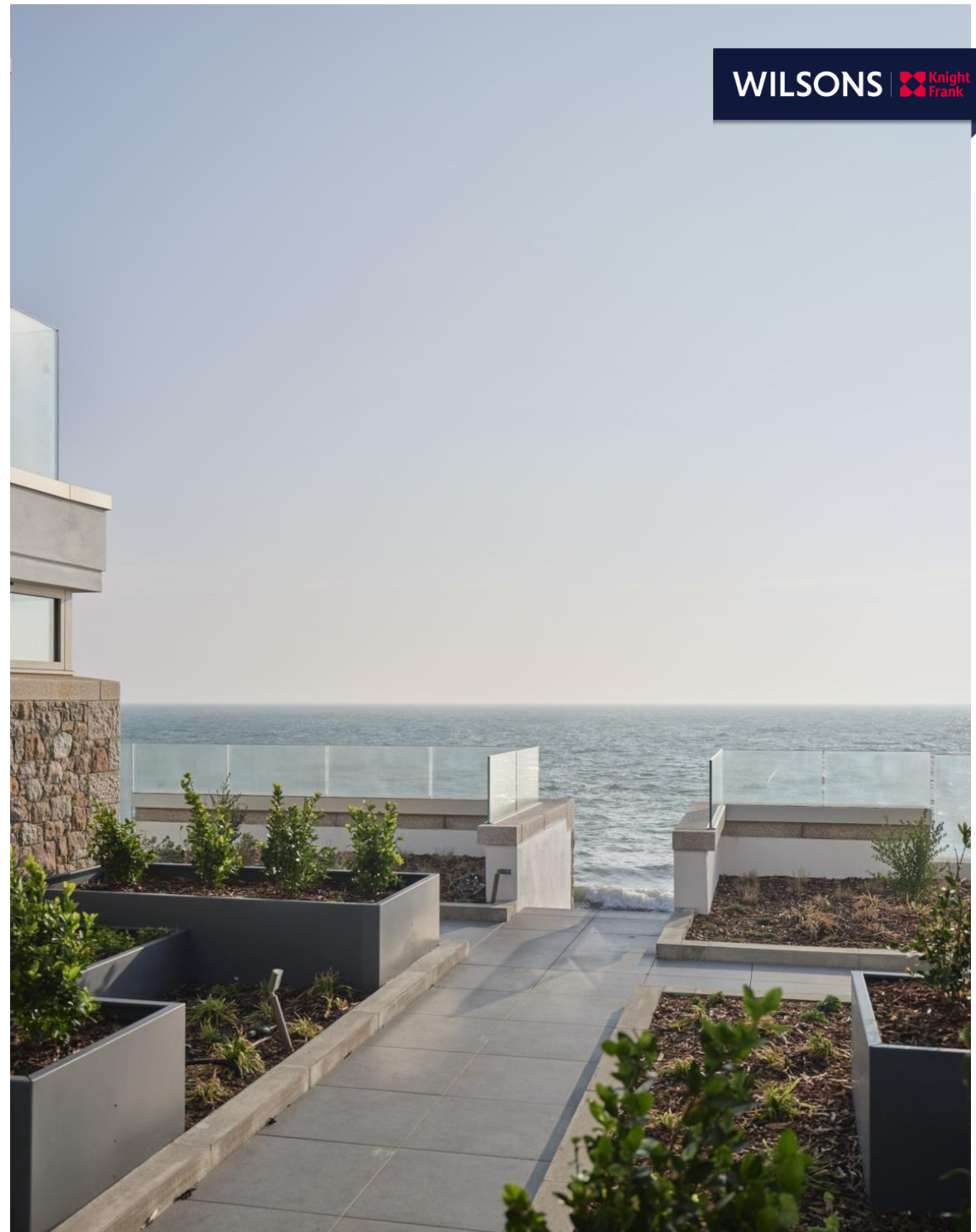


A splendid newly constructed luxury ground floor two bedroom plus study apartment, located within the prestigious 'The Waves' development. Features include a large fully decked sun terrace facing the beach. Contemporary beach side living at its best.

The Waves also offers charge points for electric cars, and a communal bike store whilst providing spectacular panoramic sea views, surrounded by natural beauty in a great location. Finished throughout to the highest specification with fitted kitchens and full appliances. Featuring: visitor parking, private air-conditioned gym, fully equipped with shower facilities; aluminium double glazed windows; under floor heating system; luxury fitted kitchens with full appliances and utility rooms; bathroom/ shower rooms - fully tiled and Duravit sanitary ware/ furniture; satellite, smart network and data network, these properties have it all.

- **Luxury ground floor apartment**
- **Two bedrooms plus study**
- **Large fully decked sun terrace facing the beach**
- **Contemporary beach side living**
- **Finished to the highest specification**
- **Private gym and landscaped communal garden**

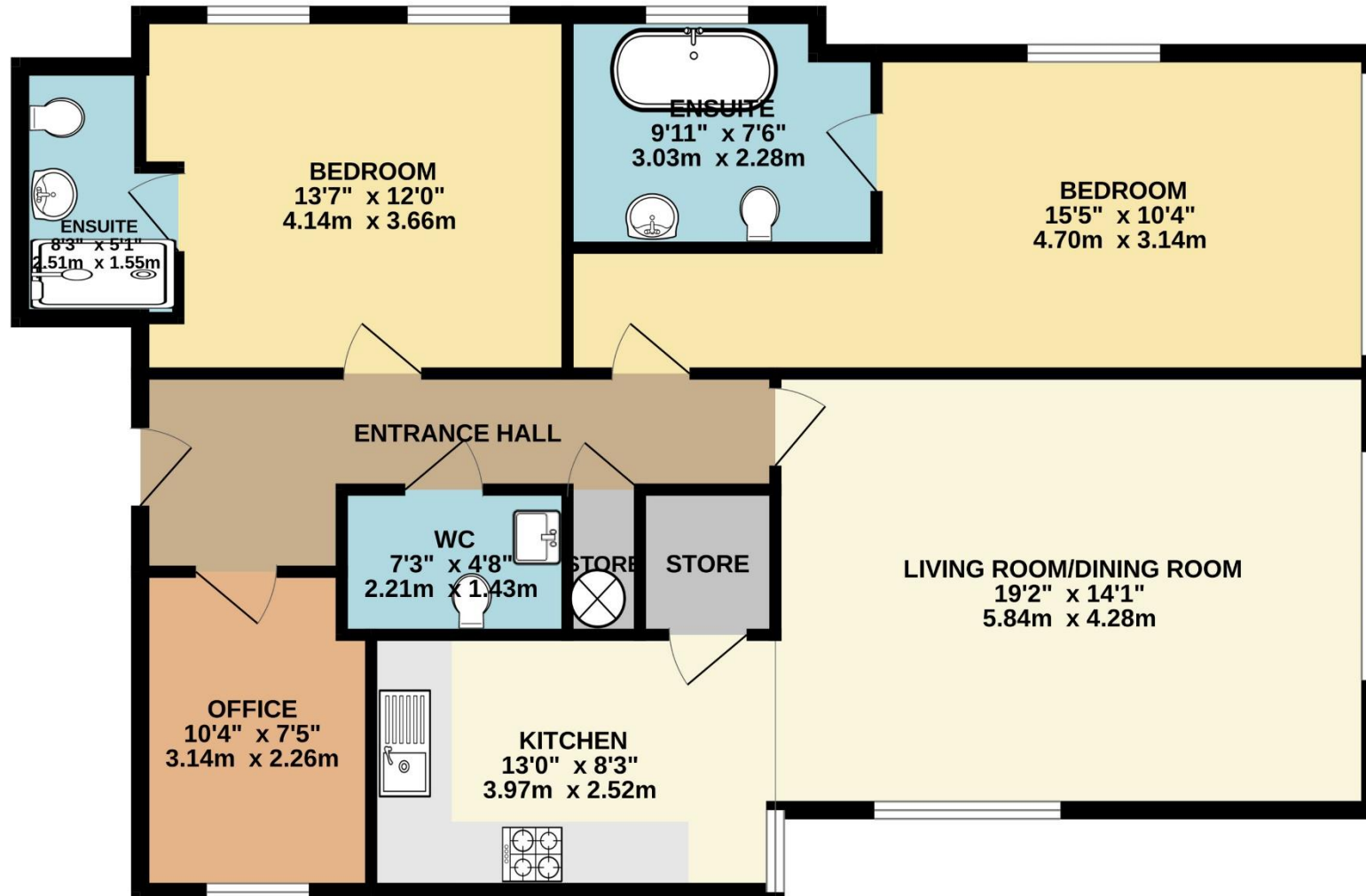
Price £1,395,000 | Qualified | Share Transfer







GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 1112sq.ft. (103.3 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 is given for their operability.



SERVICES

Mains water
Mains drains
Air source heat pump
Underfloor central heating
Fully double glazed

DIRECTIONS

On the coast road heading East in direction of Gorey, pass La Rocque Harbour on right hand side and 'The Waves' development is a few hundred yards further on the right (seaside of road).

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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