

INTRODUCING  
10 Tower View, The Waves, Grande Route Des Sablons, Grouville, JE3 9FP



Connecting People & Property Perfectly.

ELIZABETH HOUSE

CONWAY HOUSE

KEPPEL HOUSE

TOWER HOUSE





A particularly fine newly constructed luxury two bedroom, two bathroom, plus study 1,237 sq.ft. ground floor apartment. Features include a private sun deck, double garage space and communal gym. Set within the excellent high quality 'The Waves' development, with lovely sea views and private (from the development) access to the beach. Seaside 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.

- **Newly constructed two bedroom, two bathroom ground floor apartment**
- **Features a private sun deck**
- **Double garage space and communal gym**
- **Lovely sea views and private access to the beach**
- **Seaside living at its best**
- **Finished to the highest specification**

**Price £1,650,000** | Qualified | Share Transfer



1



2



2



2

PROPERTY ID: 3263





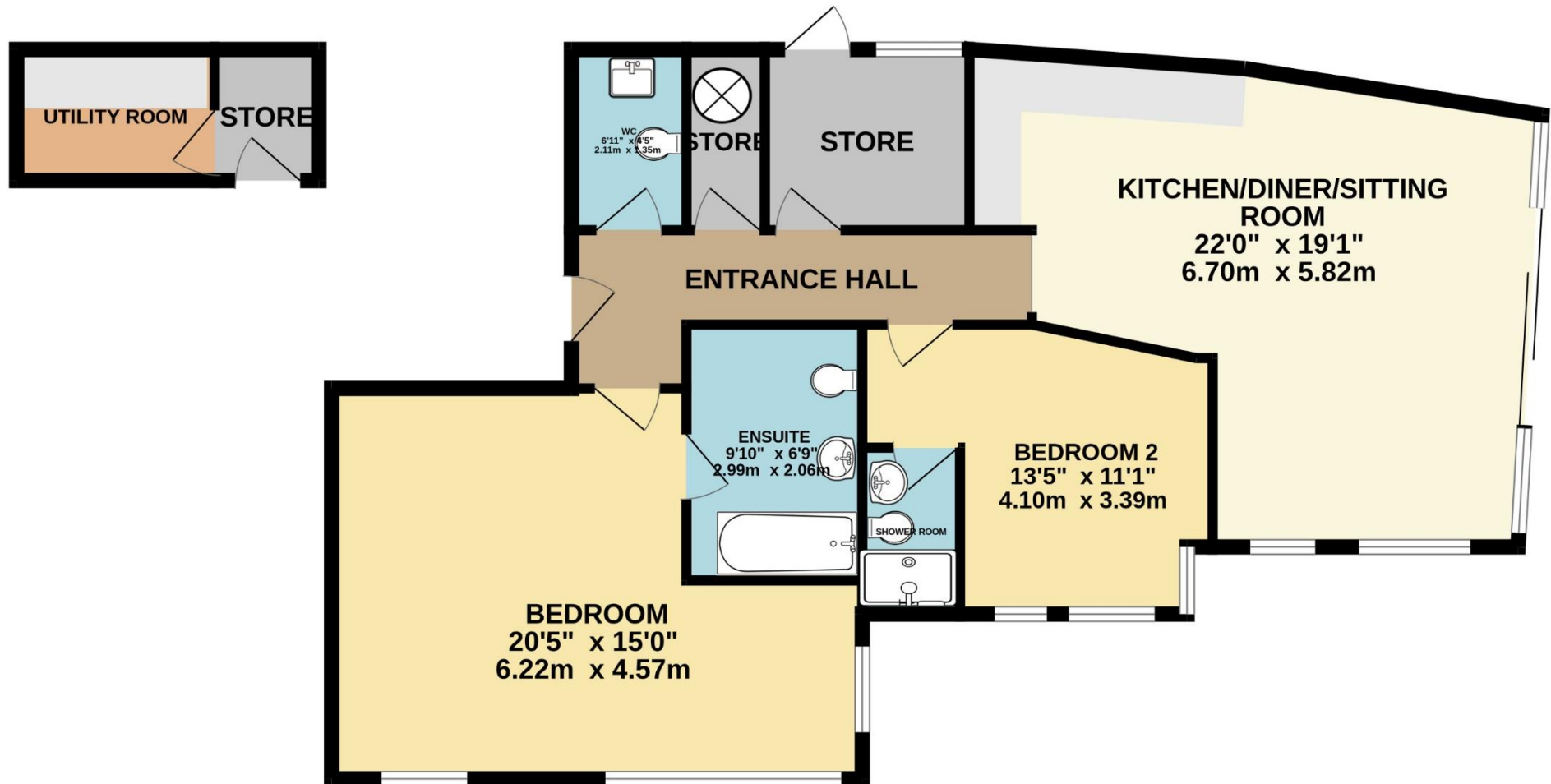






# GROUND FLOOR

1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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### 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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