

INTRODUCING  
Apartment 22, Ashley House, La Grande Route Des Sablons, Grouville, JE3  
9FQ



Connecting People & Property Perfectly.

Located in a popular development with access onto Grouville Bay, this fantastic first floor apartment would make an excellent first home.

The apartment briefly comprises, open plan living room/kitchen , two double bedrooms both with fitted wardrobes, newly installed modern bathroom it also benefits its own large storage/utility cupboard. Externally there is designated parking for two car plus visitors, there is also a communal bike store.

Ashley house is conveniently positioned, with a main bus route at the entrance of the development, and located right on the coast, it also benefits with direct private access to the beach.

- **First floor apartment**
- **Two double bedrooms**
- **Excellent presentation**
- **Utility/storage cupboard**
- **Access to the beach**
- **Two designated parking**
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**Price £385,000** | Qualified | Flying Freehold



PROPERTY ID: 3347











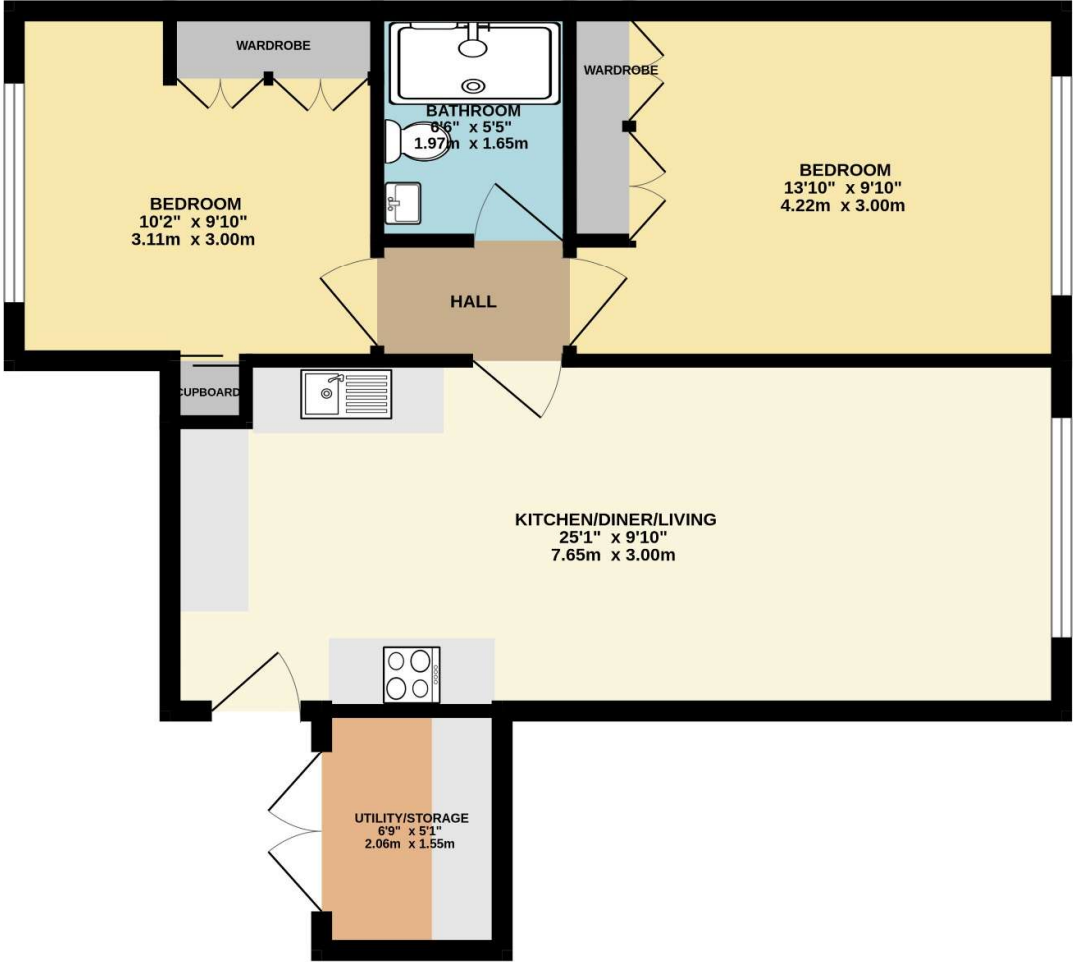








FIRST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.

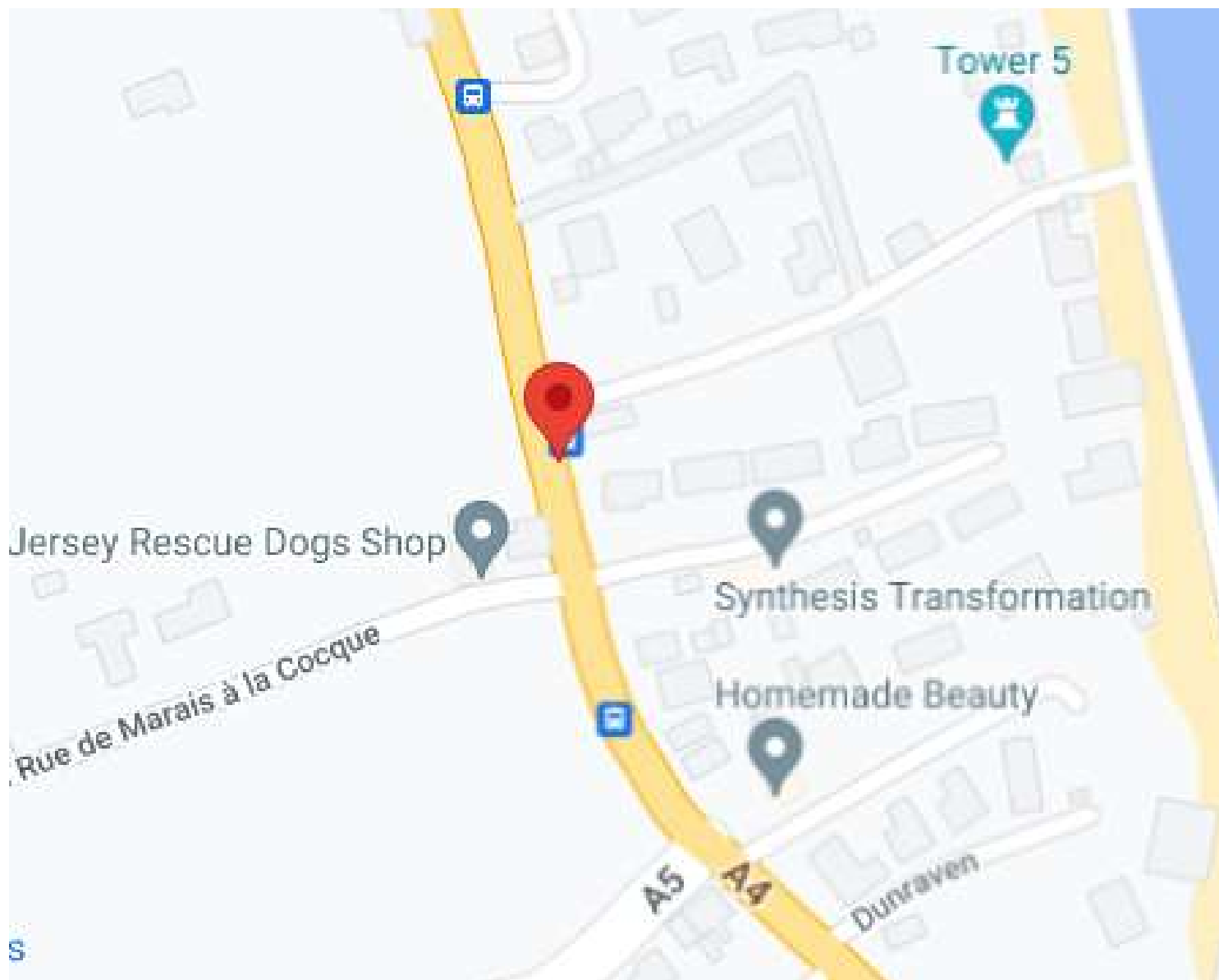


TOTAL FLOOR AREA : 572 sq.ft. (53.2 sq.m.) approx.

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  
Electric heating  
Full double glazing

££143.47 pcm to include building insurance, water rates, communal cleaning and electricity and sinking fund

### DIRECTIONS

#### 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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