

INTRODUCING
12 Amitie Court, Links Estate, Grouville, JE3 9DB



Connecting People & Property Perfectly.

Charming apartment in a quiet Grouville Location. Nestled down a peaceful private road within a sought after location on Links Estate Grouville, this apartment offers a fantastic opportunity for first time buyers or those looking to downsize.

The property features a comfortable sitting room, a practical kitchen, two well-proportioned bedrooms, and a bathroom. An additional generously sized loft area provides versatile space, ideal for hobbies, extra storage, or even a home office. While the apartment would benefit from some updating, it has great potential to be transformed into a cozy and inviting home. Exterior features include a spacious communal garden, perfect for enjoying the outdoors and a private carport with room for two vehicles, along with convenient visitor parking.

Conveniently located close to the beach, the Royal Jersey golf course, the charming Gorey Village, an excellent bus route, and a variety of local amenities.

Don't miss out on this great opportunity to own a home in one of Grouville's most desirable developments.

- **Charming Grouville apartment**
- **Updating required**
- **2 Bedrooms and bathroom**
- **Close proximity to Royal Jersey golf course and beach**
- **Communal garden**
- **Carport for 2 cars plus visitor parking**

Price £435,000 | Qualified | Share Transfer



1



2



1



2

PROPERTY ID: 3363





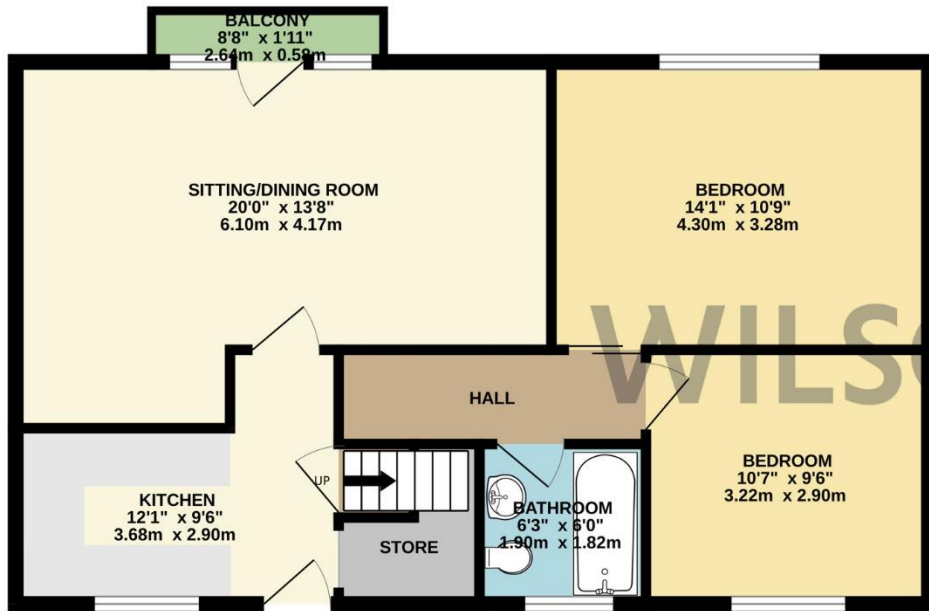




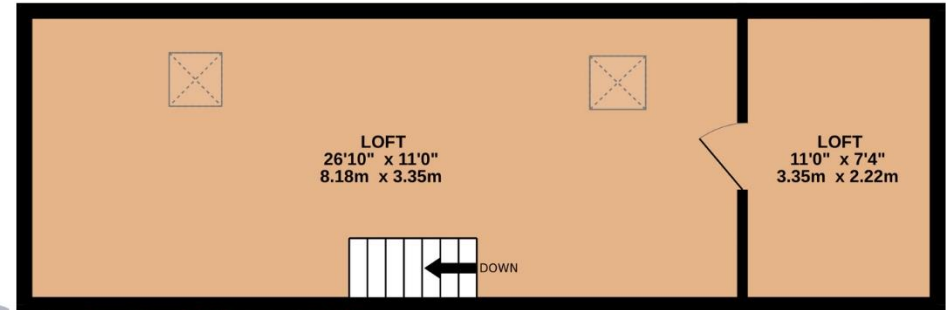
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FIRST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



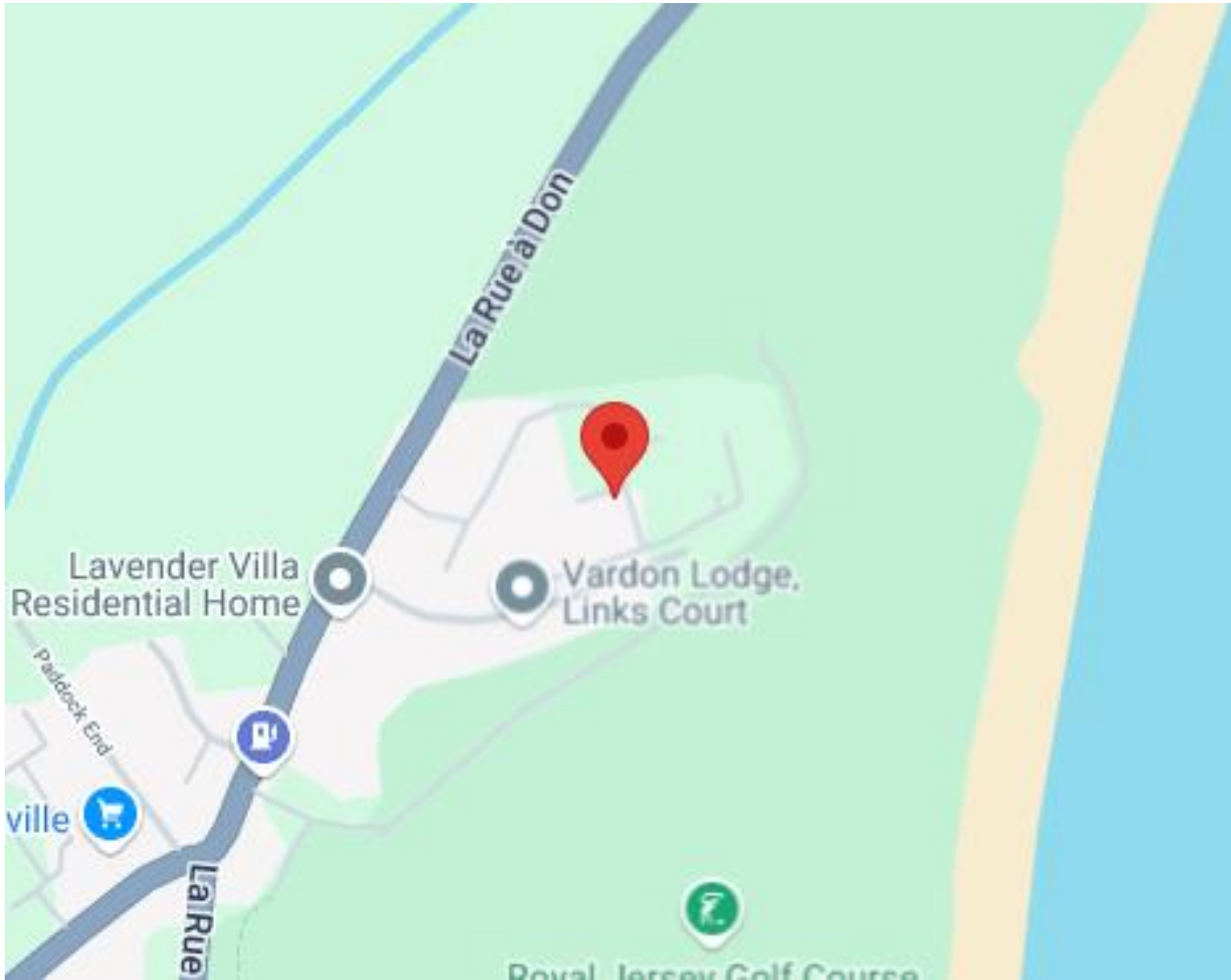
LOFT
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 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 drainage
No gas
Electric radiators.
Service charge of £420 per quarter

DIRECTIONS

Travelling east along the Coast Road turn right into Links Estate follow the road around and Aimate Court is a little way around on the left.

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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