

INTRODUCING

11 Ashley House, La Grande Route Des Sablons, Grouville, JE3 9FQ



Connecting People & Property Perfectly.

New to market is this first floor apartment, conveniently located on an excellent bus route, along the coast road, with private pedestrian access directly to the beach.

Upon entering the apartment, there is an entrance hall with space for storage, separate fully fitted kitchen and separate lounge/diner. Both bedrooms are doubles with fitted wardrobes, in addition there is a house bathroom, storage cupboard and airing cupboard. The apartment is very bright with large windows providing lots of natural light throughout.

Parking is plentiful with two designated spaces, plus a visitors space within the carpark, and public parking closeby. The property would appeal to a young professional wishing to live outside of town and close to the beach or alternatively for a downsize or as a buy to let investment.

- **Two bedroom apartment**
- **Coastal location**
- **First floor**
- **Separate kitchen and living room**
- **Direct beach access**
- **Two parking plus visitors**

Price £425,000 Qualified Qualified | Flying Freehold



PROPERTY ID: 2448







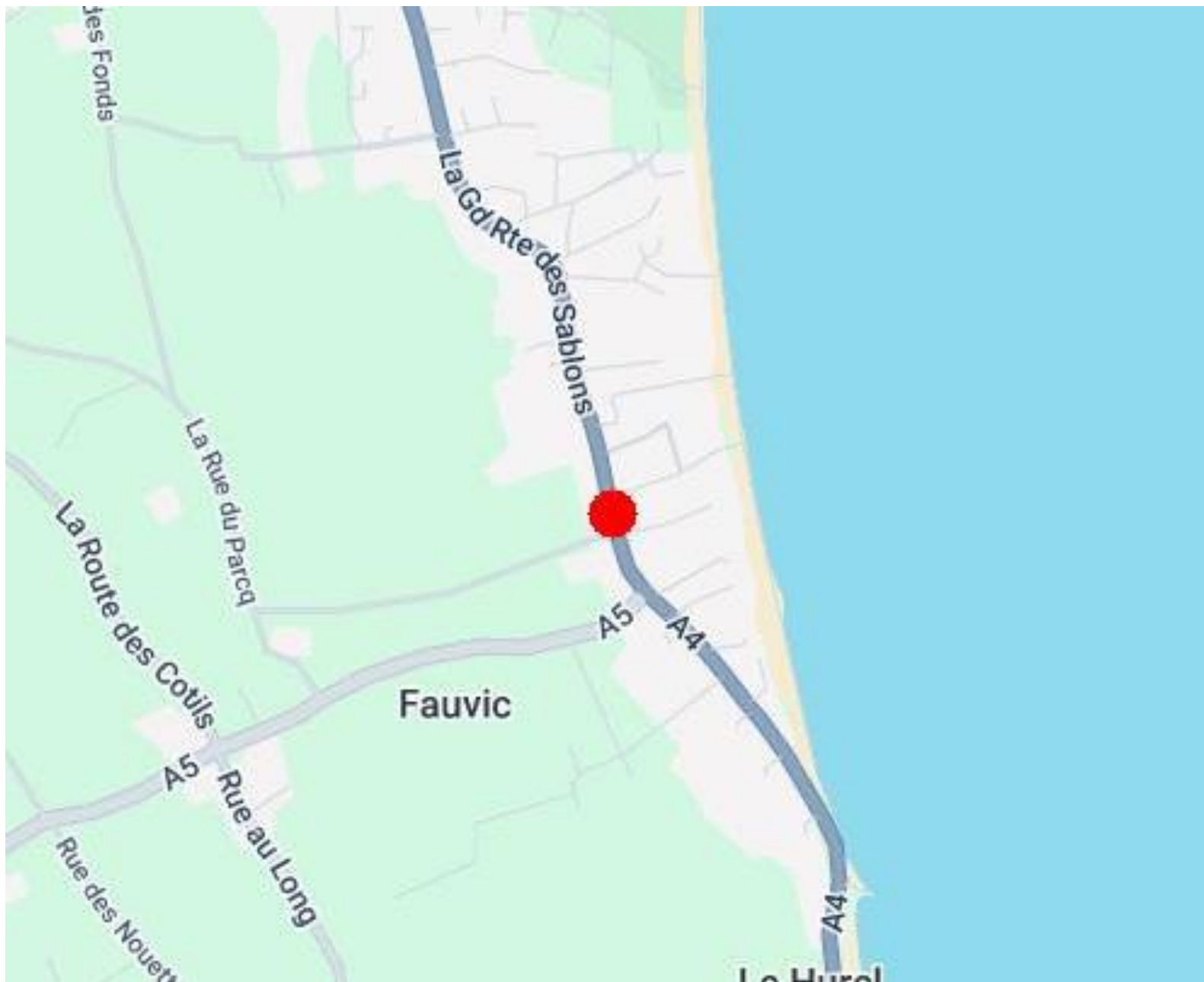


FIRST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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 water
Mains drains
Electric heating
Full double glazing

SERVICE CHARGE

£175 pcm to include building insurance, water rates, communal cleaning and communal electricity and sinking fund

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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