



FINDING YOU A HOME SINCE 1972
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9 Keppel House, The Waves, La Grande Route Des Sablons, Grouville
£2,495,000

BROADLANDS

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9 Keppel House, The Waves, La Grande Route Des Sablons

Grouville, Jersey

- Private Gym And Landscaped Communal Garden
- Great Coastal Location On Popular Bus Route
- Finished To The Highest Specification With Luxury Fitted Kitchen & Full Appliances
- Fantastic Sea Views And Direct Beach Access
- Charge Points For Electric Cars And Shared Bike Store
- Two Large Balconies Overlooking The Beach
- Secure Underground Garage Parking And Store
- Luxury 3 Bedroom Duplex Apartment On The Seafront
- Satellite, Smart Network And Data Network
- Please contact Roger on 07797711194 or roger@broadlandsjersey.com



9 Keppel House, The Waves, La Grande Route Des Sablons

Grouville, Jersey

The apartment benefits from 2 large balconies overlooking the beach. 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; aluminum 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.





Internal Specification's

2061sqft (191m2) Aluminium double glazed window system. Electric under floor heating system throughout. Ceramic wall and floor tiles, with the exception of the bedrooms. Dulux matt emulsion walls. High quality doors in natural wood or paint finish with polished chrome door furniture. Lift access to Elizabeth House, Conway House & Keppel House. All sizes/layouts are subject to change.

Kitchens

Luxury fitted kitchen with solid worktops and matching up-stands. A full range of appliances to include: stainless steel oven, combination microwave, extractor hood, ceramic hob, integrated fridge/freezer and dishwasher.

Electrical

Chrome LED down lights to kitchen, lounge and dining area. Chrome LED down lights to hallway. Central light fitting to bedrooms, bathrooms and cloaks. Ample chrome / stainless steel sockets and switches throughout (white plastic in cupboards). Satellite (Sky Q). Smart networked TV and DATA network to all rooms. Mains operated smoke alarms and heat detector to kitchens. Power point for automatic window blinds to selected locations.

En-Suite Bathrooms / Shower Rooms

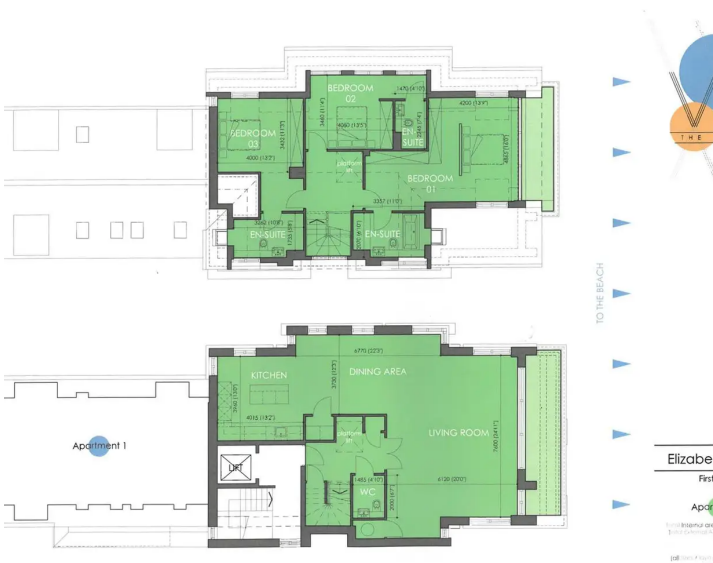
Ceramic wall and floor tiles. Duravit white sanitary ware. Contemporary fitted Duravit furniture. Thermostatically controlled showers + bath mixers. Electric heated chrome towel rail. Large mirror.

Balconies

Anti-slip, stain and algae resistant eco friendly ceramic tiling. Marine grade 316 stainless steel and glass balustrade.

Cloakrooms

Ceramic floor and wall tiles. Duravit white sanitary ware. Large mirror.





Gym

8 mm interlocking rubber matting (flooring). Fully mirrored wall. Full air-conditioning system. Large TV. Cloakroom. Fully equipped to include: 2 x cross trainer, 1 x treadmill, 1 x rowing machine, 1 x multi-gym, free weights, mats and exercise balls.

Communal Underground Carpark / Basement

One parking space per bedroom + visitor spaces. One storage cupboard per apartment. Dedicated supply for electric car charging points. Communal bike store. Post boxes for each apartment. Manager's office. Heated access ramp. Mechanical ventilation system to car park.

Communal Areas

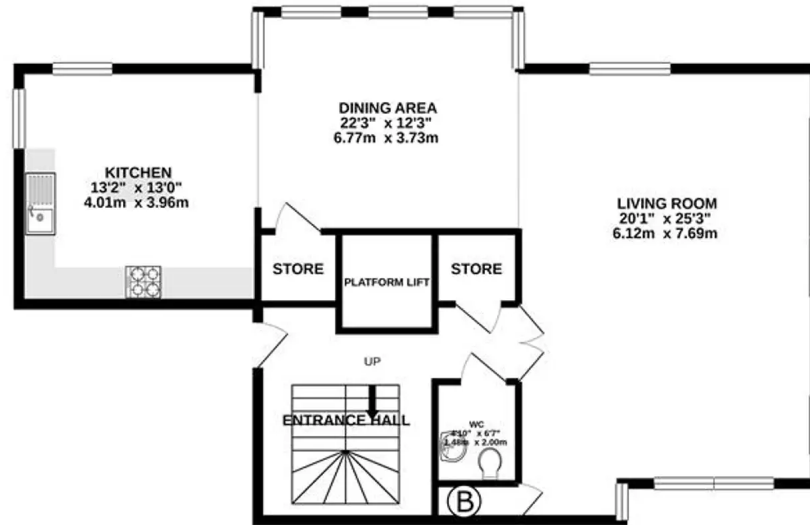
Landscaped garden. External shower. Plant irrigation system. Direct beach access. Bin stores. Double glazed windows and patio doors.

Utility Rooms (Unit Specific)

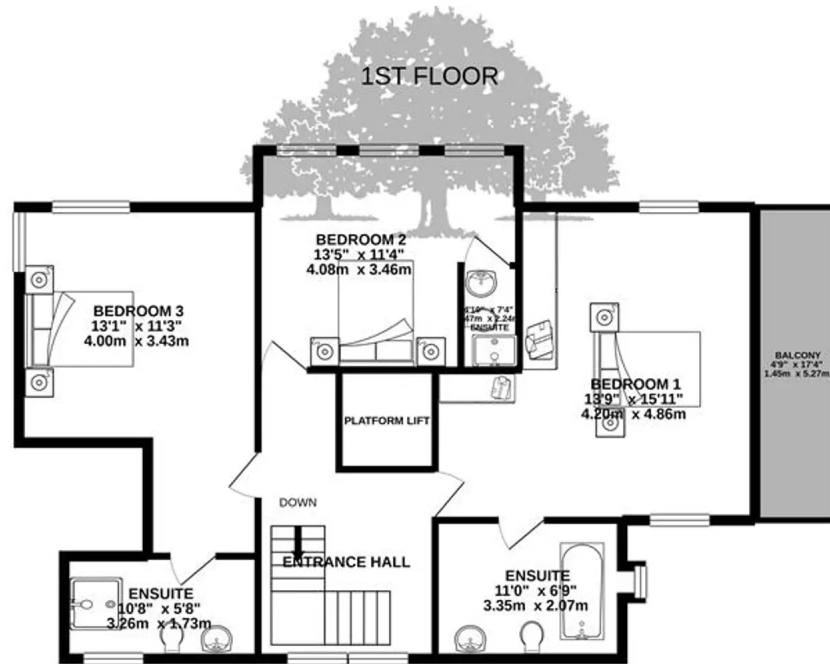
Space for two appliances.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2061sq.ft. (191.5 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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