



5 Conway House, The Waves, La Grande Route Des Sablons, Gr**BROADLANDS**  
£1,450,000

FINDING YOU A HOME SINCE 1972



# 5 Conway House, The Waves, La Grande Route Des Sablons

Grouville, Jersey

- Secure Underground Garage Parking And Store
- 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
- Private Gym And Landscaped Communal Garden
- Luxury 2 Bedroom Apartment On The Seafront
- Charge Points For Electric Cars And Shared Bike Store
- Home Office Plus Balcony Overlooking The Beach
- Satellite, Smart Network And Data Network
- Great investment opportunity, with developer covering the additional 3% stamp duty
- Please contact Roger on 07797711194 or [roger@broadlandsjersey.com](mailto:roger@broadlandsjersey.com)



## 5 Conway House, The Waves, La Grande Route Des Sablons

Grouville, Jersey

The apartment benefits from two 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.







### **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.

### **Communal Areas**

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

### **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.

### **Utility Rooms (Unit Specific)**

Space for two appliances.

### **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.

### **Cloakrooms**

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

### **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.

### **Balconies**

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

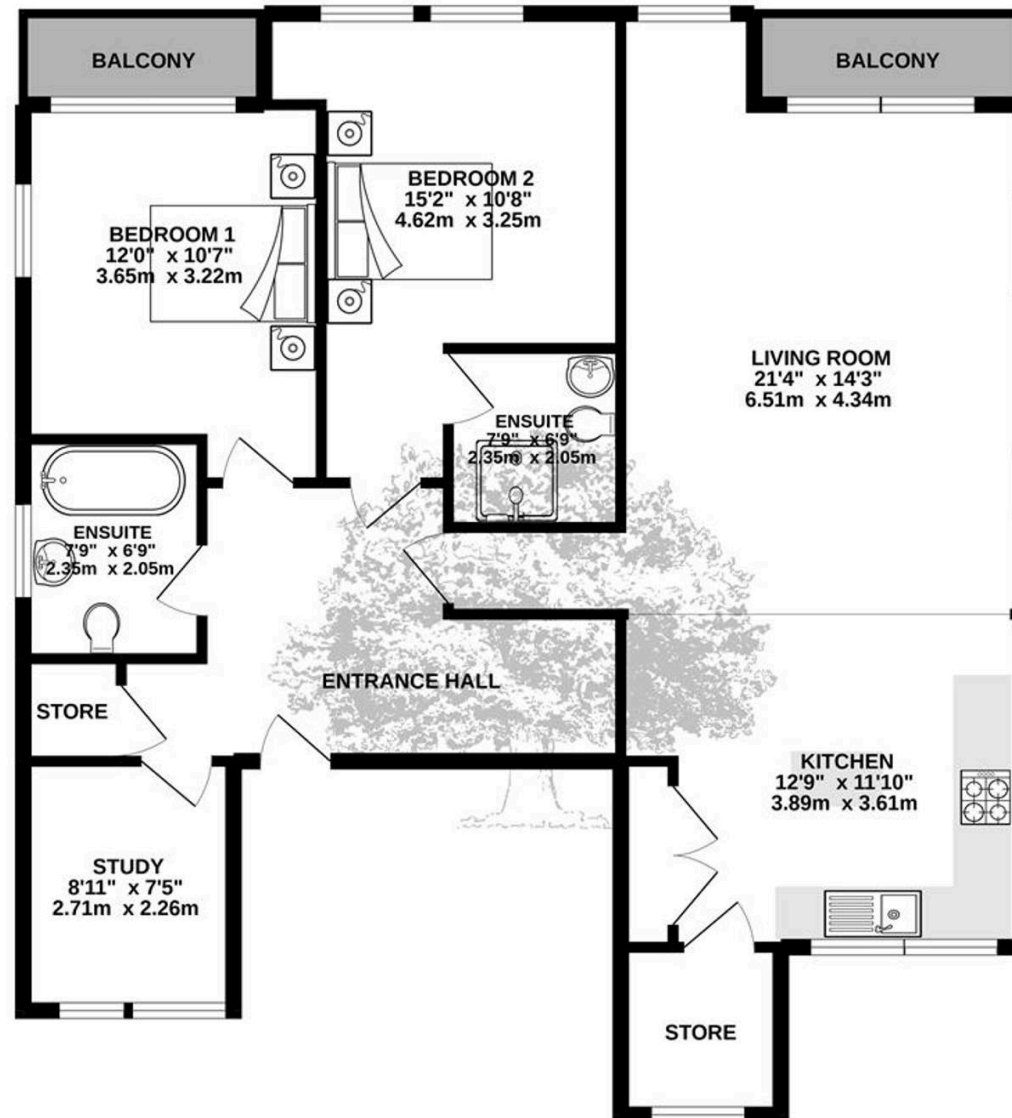








GROUND FLOOR  
1122 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA : 1122sq.ft. (104.2 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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## Broadlands

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