



1, Elizabeth House, The Waves, La Grande Route Des Sablons, **BROADLANDS**  
£1,050,000

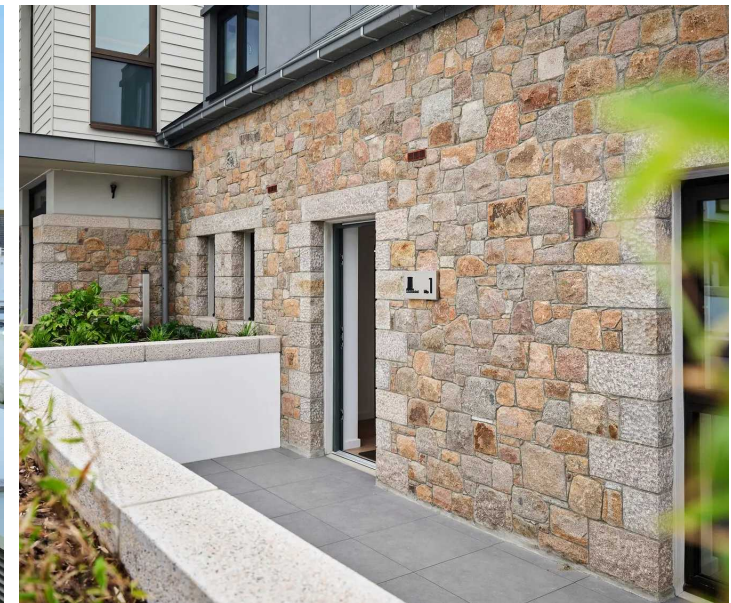
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# 1, Elizabeth House, The Waves, La Grande Route Des Sablons

Grouville, Jersey

- Luxury three bedroom house on the seafront
- Large patio
- Direct beach access
- Finished to the highest specification with luxury fitted kitchen & full appliances
- Great coastal location on popular bus route
- Private gym and landscaped communal garden
- Secure underground garage parking and store
- Charge points for electric cars and shared bike store
- Satellite, smart network and data network
- 24/7 On-site concierge/caretaker
- Great investment opportunity, with developer covering the additional 3% stamp duty
- Please contact Roger on 07797711194 or [roger@broadlandsjersey.com](mailto:roger@broadlandsjersey.com)





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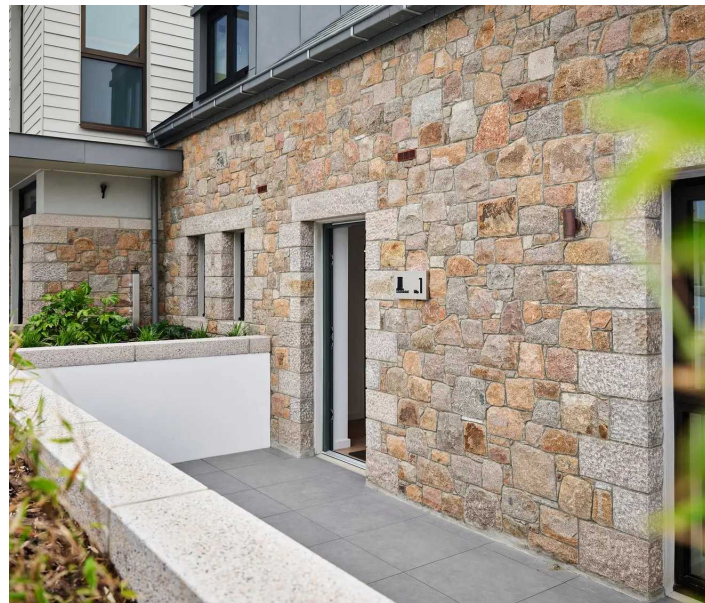
Grouville, Jersey

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**

1124sqft (104m2) 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 and layouts are subject to change.

### **Kitchen**

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.

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

Space for two appliances.

### **En-Suite Bathrooms / Shower Rooms**

Utility Rooms (Unit Specific)

### **Cloakroom**

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

### **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.

### **Balconies**

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

### **Communal Areas**

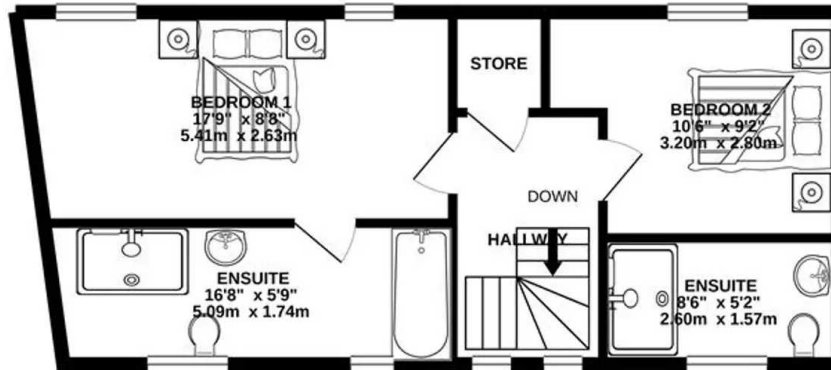
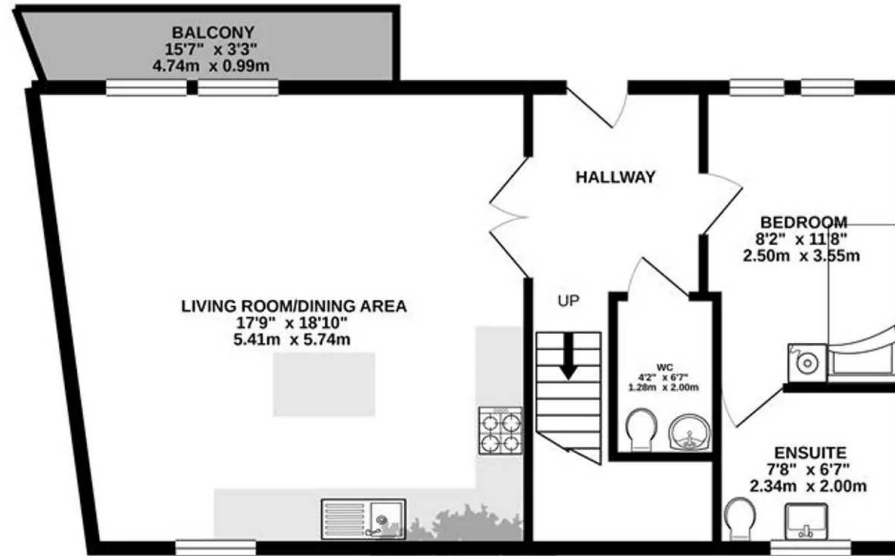
Landscaped garden. External shower. Plant irrigation system. Direct beach access. Bin stores. Double glazed windows and patio doors.







# GROUND FLOOR



TOTAL FLOOR AREA : 1125sq.ft. (104.5 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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## Broadlands

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