



Apt 11, Old Court House, La Rue A Don, Grouville, Jersey
£3,350 pcm

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Apartment 11, Old Court House, La Rue A Don

- Luxury 3 bedroom duplex apartment
- Envable village location with lovely outlook
- Immaculate condition both inside apartment and throughout building and communal areas
- Available to rent with a minimum 2 year lease
- Unfurnished
- High quality fixtures and fittings
- 2 designated parking spaces and external store
- Qualified/ Entitled housing qualifications required
- Contact Charlie Smith Charlie@broadlandsjersey.com / 07700348421



Apartment 11, Old Court House, La Rue A Don

Grouville, Jersey

Enjoy village life! New build completed in 2018 to a very high standard on the site of the former Old Court House hotel in Gorey Village, this luxury 3 bedroom, 2 bathroom, penthouse duplex apartment is shiny, new and spacious, ready for you to walk straight in with your furniture and be done. Offering a luxury kitchen, Miele appliances, sumptuous bathrooms and floor coverings, this is modern living at its best. Awarded a 5 star excellent rating for the Jersey Government Rent Safe scheme. Located just a stone's throw from the sandy Long Beach with its variety of water sports and cafes, a short stroll will take you to the numerous quality restaurants of Gorey. The number 1 bus route a few yards away takes you to the centre of St Helier regularly throughout the day. Tastefully designed to have an open aspect from the balcony, any neighbouring properties are well away from the building. Parking is provided for 2 cars and there is also plenty of visitor parking for your guests. Also features a private lockable store room, perfect for golf clubs and luggage. Available immediately with a 2 year minimum lease.





Communal Entrance Hall

Accessed via coded keypad and video entry system. Lift to all floors.

Parking

2 designated parking spaces side by side plus ample visitor parking, marked number 11.

Entrance Hall

With video entry system.

Kitchen

Extensive range of high and low level units. Miele appliances to include oven, microwave, ceramic hob, fridge/freezer and dishwasher.

Open Plan Living Room/Diner

A wonderful open space with plenty of natural light, double height ceiling and doors leading on to balcony.

Balcony

Decked with low maintenance covering. Attractive glass balustrade.

Master Bedroom Suite

Double Room with Velux blinds

En Suite

Fully tiled with large shower, W.C and wash hand basin.

Walk in Wardrobe

Range of fitted shelves and hanging space.





Bedroom 2

Double bedroom with fitted wardrobe.

Bedroom 3

Double bedroom with fitted wardrobe.

House Bathroom

Fully tiled with suite of bath with shower over, low flush W.C. and wash hand basin.

Utility Cupboard

Housing hot water cylinder, washing machine and tumble dryer.

Store Room

There is an external walk in storage cupboard immediately outside the upper floor front door which the tenant is welcome to use. There is a separate key for this room. It is for the exclusive use of the occupant of Apartment 11.

Services

Electric heating, full double glazing, fibre optic broadband.





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