



**14 La Place Labey La Rue Hilgrove, Grouville**  
**£300,000**

**BROADLANDS**  
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# 14 La Place Labey La Rue Hilgrove

Grouville, Jersey

- First time buyers only
- Purpose built first floor 1 bedroom apartment
- Amazing location right in the heart of Gorey village
- One designated parking space and private lock up store
- Two communal gardens one with a drying area
- Can be part of the Andium Assisted Purchase Scheme
- Sole agents
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



## 14 La Place Labey La Rue Hilgrove

Grouville, Jersey

First time buyers only. Well-presented one bedroom ground floor apartment of this purpose-built building, situated in an amazing location right in the heart of Gorey Village. This desirable apartment boasts a spacious living room/diner and a good size separate kitchen. Blessed with a generous bedroom and a house bathroom. The apartment benefits from one designated parking spaces, and there are two communal gardens available for residents to relax in, one of which includes a drying area. For residents with bicycles or other outdoor equipment, there is also a designated lock-up external store room, offering ample space for storage. The location couldn't be better, with all the amenities of Gorey on your doorstep, including various shops, restaurants and country walks, plus the beach is only a 5 minute stroll. Don't miss out on this fantastic opportunity to own this quality 1 bedroom apartment right in the heart of the village. Can be part of the Andium Assisted Purchase Scheme.



**Living**

Lounge/diner, great size separate kitchen with full range of integrated appliances. Two built in cupboards in the hall.

**Sleeping**

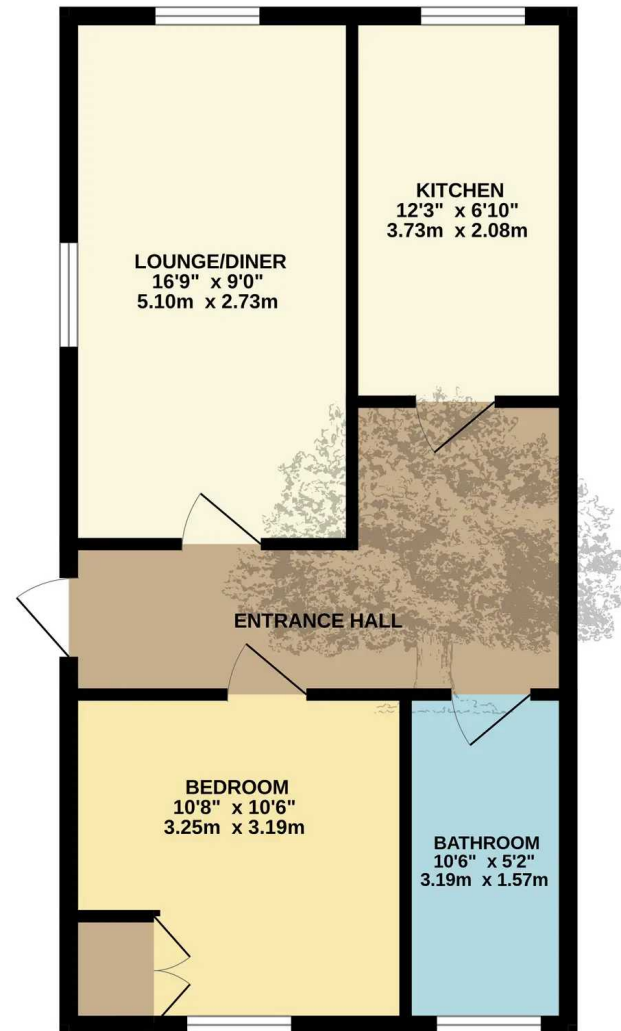
Double bedroom with fitted wardrobes. Well equipped house bathroom.

**Services**

Service charge approx. £30 per month, includes communal lighting and cleaning, parking control, contribution to sinking fund. Pets allowed.



FIRST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 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 Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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