



**40 Chateau Royale, La Rue Vardon, Grouville**  
**£810,000**

**BROADLANDS**

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# 40 Chateau Royale, La Rue Vardon

Grouville, Jersey

Chateau Royal shares the entrance with The Royal Jersey Golf Course.

- Beautiful 2 bed apartment
- First floor in block of 2
- Lovely garden views
- Parking and visitor parking
- Close to beach and bus route
- Please contact Nigel on 07797 718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## 40 Chateau Royale, La Rue Vardon

Grouville, Jersey

A beautifully appointed and extremely spacious 2 bedroom apartment on the first floor of the end block at Chateau Royale. The apartment was upgraded in recent years with Amtico flooring throughout and attractive plantation shutters. Larger than the average 2 bed apartment, it also features an excellent utility room, separate cloakroom and plenty of storage, including an attic space.

Although there is no balcony at present we believe it would be possible to create one. The communal gardens provide a haven of peace and tranquility to relax in.

A prestigious development, Chateau Royale is located right next to The Royal Jersey golf course, a short stroll from The Pembroke inn, the beach, Morrisons and Co op supermarkets. The number 1 bus route nearby provides an excellent service from Gorey to town.

Rarely available for sale, be sure to book your appointment to view.





### **Living**

Shared entrance hall with the ground floor apartment. Large lounge/diner with windows overlooking attractive gardens. Fully fitted kitchen with space for table and chairs, separate utility room cloakroom and store cupboard.

### **Sleeping**

Two very good size double bedrooms, both en suite.

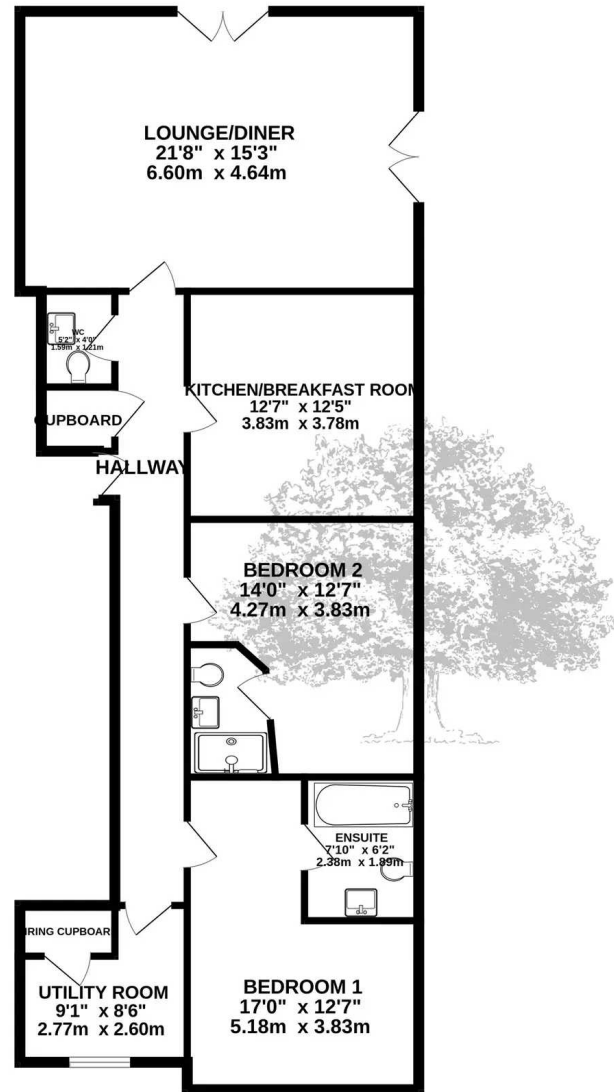
### **Outside**

Extensive communal gardens with pond and water features, numerous seating areas.





GROUND FLOOR  
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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