



Flat 1, Ash Court Woodlands Apts La Route Des Cotils, Grouville **BROADLANDS**

£625,000

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## Flat 1

Ash Court Woodlands Apartments La Route Des Cotils, Jersey

Woodlands is located halfway along La Rue des Cotils in Grouville.

- Immaculate 1st floor 2 bedroom 2 bathroom purpose built apartment
- Large fully fitted eat-in kitchen and separate lounge
- Completely refurbished throughout to high standard
- Prestigious development
- Caretaker and manicured gardens
- Balcony with far reaching views to Gorey Castle and France beyond
- Parking plus ample visitor spaces
- Lift access
- Sole agent
- Contact Andrew 07797 814422 or Doug 07700 702585



## Flat 1

Ash Court Woodlands Apartments La Route Des Cotils, Jersey

Well proportioned purpose built apartment in prestigious development in the heart of Grouville.

The property has undergone a complete refit carried out to a very high standard and is offered in walk-in condition. All rooms are of generous proportions with approx. 1165 sq ft of accommodation. Two fabulous large double bedrooms one with ensuite plus house bathroom. Large top spec eat-in kitchen with Castle views. The living room with its generous size balcony also benefits from fabulous far reaching country and sea views and is the perfect place for alfresco dining while enjoying the view of Gorey Castle. New heating, double glazing and doors. Situated in a quiet area, shops and facilities are all nearby as is the village of Gorey, The Royal Jersey Golf Club and various restaurants. One parking space plus ample visitor spaces. Caretaker plus delightful manicured communal gardens. Contact Broadlands the vendors sole agents today.





### **Living**

Great size lounge with patio doors opening onto your balcony. New kitchen with white gloss doors, space for large table and chairs. Integrated Bosch appliances including fridge / freezer, dishwasher, oven with four ring hob and microwave.

### **Sleeping**

Two large double bedrooms both with delightful garden views. The main bedroom has a full range of fitted bedroom furniture. It also has an impressive ensuite with walk-in shower and twin wash hand basins and vanity units. The house bathroom has a three piece suite consisting of bath with shower over, wash hand basin and W.C.

### **Outside**

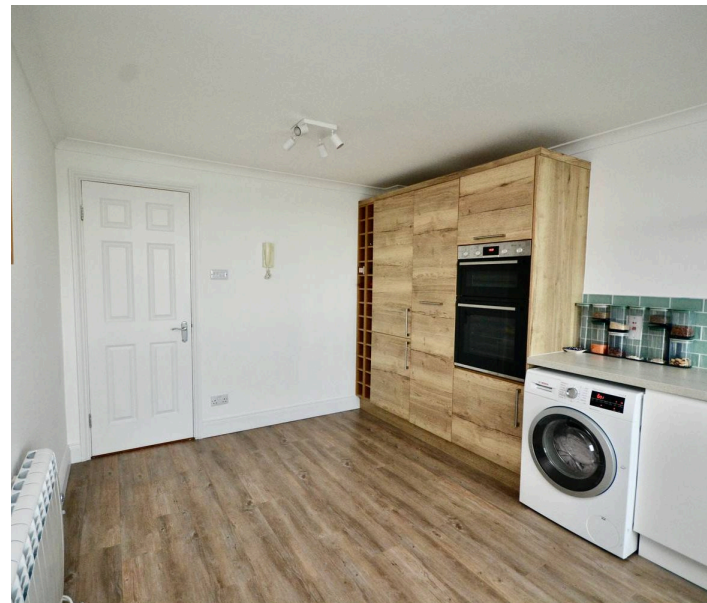
Balcony with far reaching views of Gorey Castle and beyond to the French coast. Communal gardens.

### **Services**

All mains, new electric heating throughout and full double glazing. Caretaker service. Lift access. Service charge £298 per month to include foncier rates, cleaning and power to communal areas, gardening services, building insurance, sinking fund and caretaker. Managing agents are Maillards.

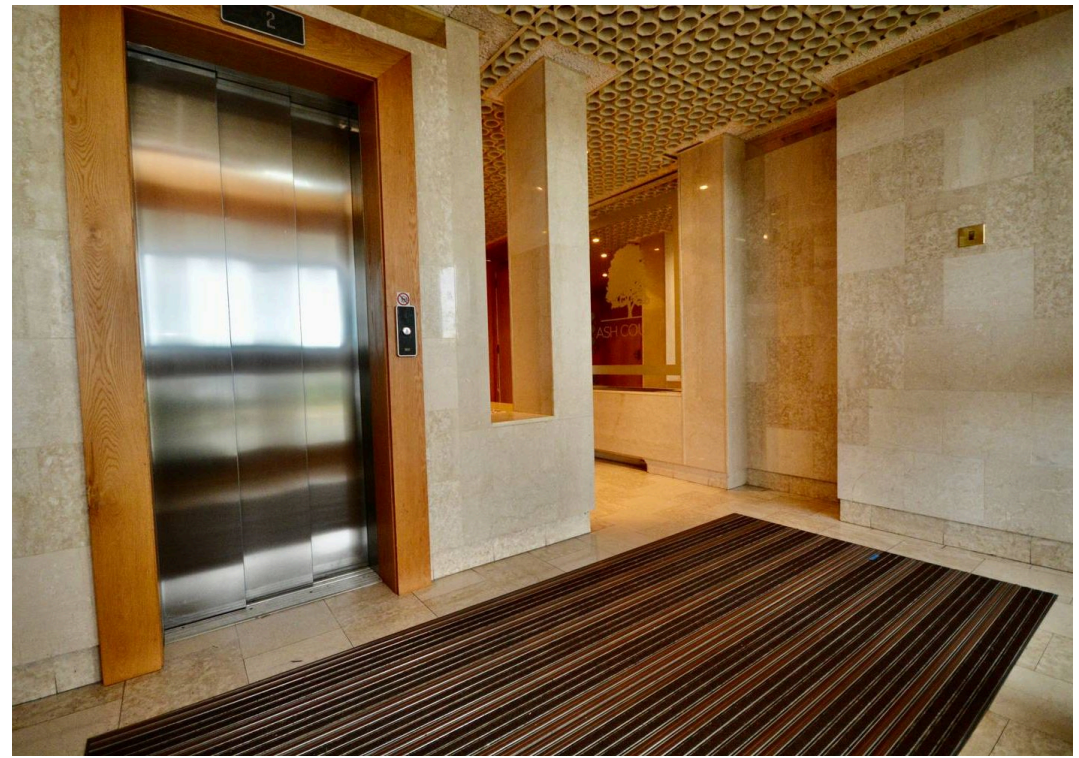
### **Restrictions**

No dogs or cats permitted

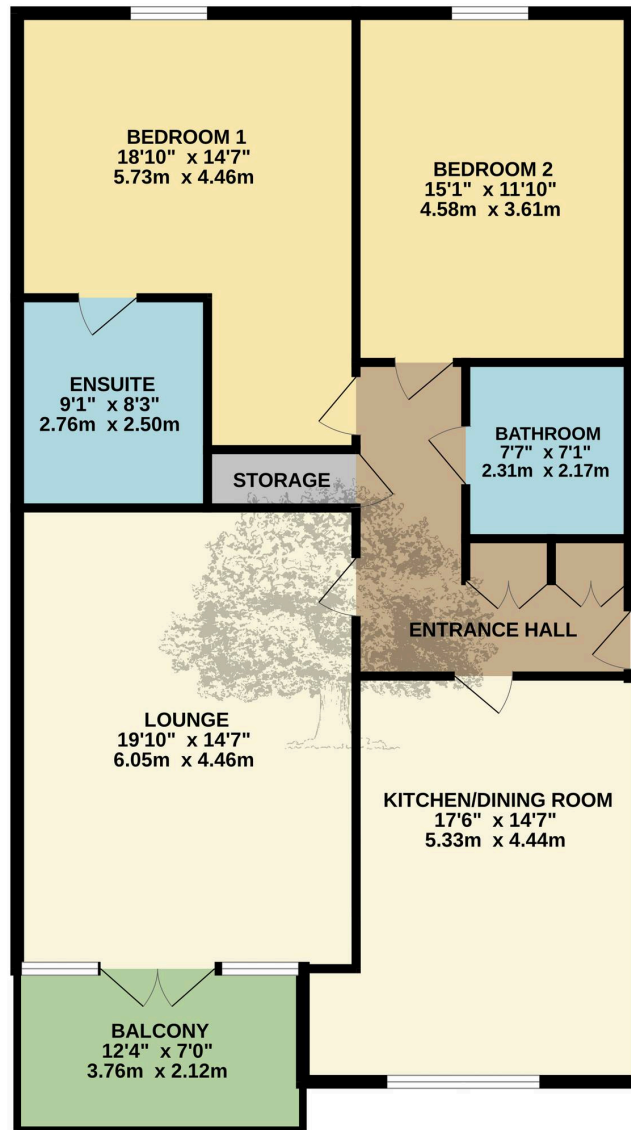








FIRST FLOOR  
1165 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.3 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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