



Hunt Estates

Prestigious Apt Overlooking The Royal Jersey Golf Course  
Grouville, Jersey

## PRESTIGIOUS APT OVERLOOKING THE ROYAL JERSEY GOLF COURSE

A most desirable, quality, purpose-built luxury apartment.

With stunning views overlooking the golf-green, the coast and beyond to the historic Mont Orgueil Castle, one can step out from the sitting room on to the balcony and enjoy the view. In addition, a further balcony can be accessed from both bedrooms overlooking the inner courtyard and manicured communal gardens.

There is a generous size and welcoming entrance hall and good ceiling height to the whole apartment giving a feeling of spaciousness throughout. There is a large well-equipped kitchen with Miele appliances, two store cupboards in the hall, two bedrooms, both of which are en-suite and have access to a balcony, a separate utility room and separate cloakroom for guests.

Externally, there are two undercover parking spaces in a communal parking area, accessed through electric gates and exterior visitor parking.





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## FEATURES

- Luxury apartment
- Overlooking golf course & sea
- Large sitting room
- Well equipped kitchen
- High specification en suite bathrooms
- Two balconies
- Separate utility room

## INFORMATION

- Mains water and drains
- Electric under floor heating
- Double glazed
- Lift access
- On site caretaker
- Car washing bays
- Two undercover parking spaces and ample visitor parking
- External store cupboard behind parking
- Parish rates approx. £900
- Service charges Q1 & Q2 £2,763 per quarter, Q3 & Q4 £2,536 per quarter
- Share transfer

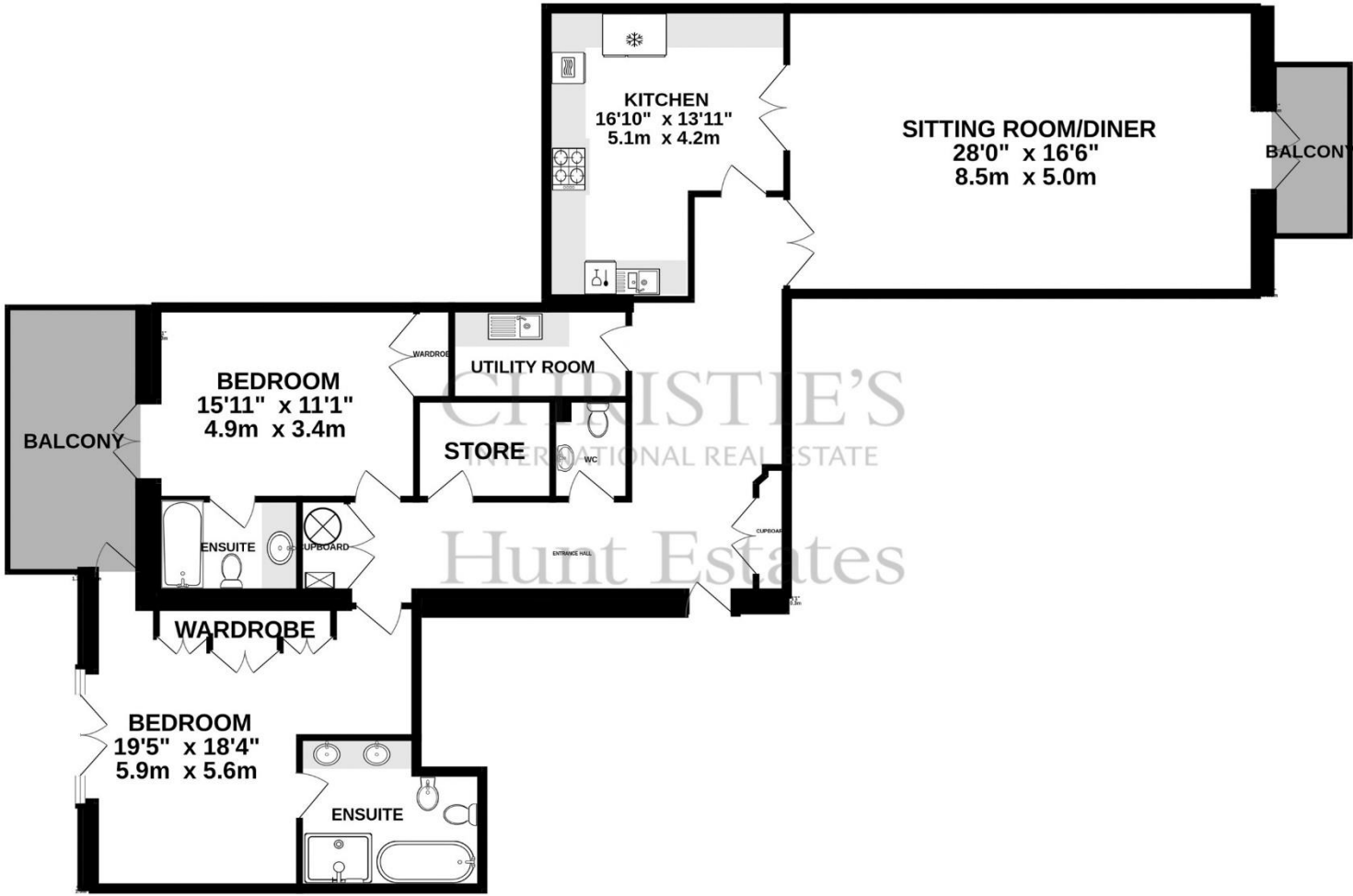


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**GROUND FLOOR**  
1642 sq.ft. (152.5 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 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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