



FC033

**APT 11 TOWER VIEW, THE WAVES LA GRANDE ROUTE
DES SABLONS, GROUVILLE, JERSEY, JE3 9FP**

Asking Price

£1,495,000

FINE & COUNTRY
JERSEY

Property details

SHARE TRANSFER - A beautiful SHOW HOME 1st floor apartment located on the beach. This fabulous 2 bedroom, 2 bathroom first floor apartment benefits from a balcony with sea views and views of the Martello Tower, a separate study and a utility/store. The kitchen is well appointed with Miele appliances; plus all bathrooms are fully tiled and fitted with Duravit furniture.

The Waves is an exceptional, small development of 11 luxury properties located on the east coast surrounded by natural beauty and set in a quiet coastal location.

These remarkable homes have been finished throughout to the highest specification. Featuring: 2 secure parking spaces & bike store plus 4 visitor parking spaces, electric car charge points and a private store.

Located in the development is a private and fully-equipped air-conditioned gym and each unit benefits from full satellite, smart network & data network, aluminium double-glazed windows and doors; some lift access; underfloor heating systems. The Waves offers the ideal blend of convenience and leisure. Just a stone's throw away, you'll find the charming Seymour Pub, a beloved local hotspot. Additionally, on your doorstep is the No. 1 bus route. With direct beach access, fantastic sea views and being located on an excellent bus service, this unique stretch on the coast really does have it all.

Outside

Large seafront balcony with views of Mont Orgueil

Extra balcony from the second bedroom

Breath-taking panoramic views

Services

All mains services & electric underfloor heating throughout

Secured garage parking for 2 cars, bike store & private stores.

Visitor parking for 4 cars

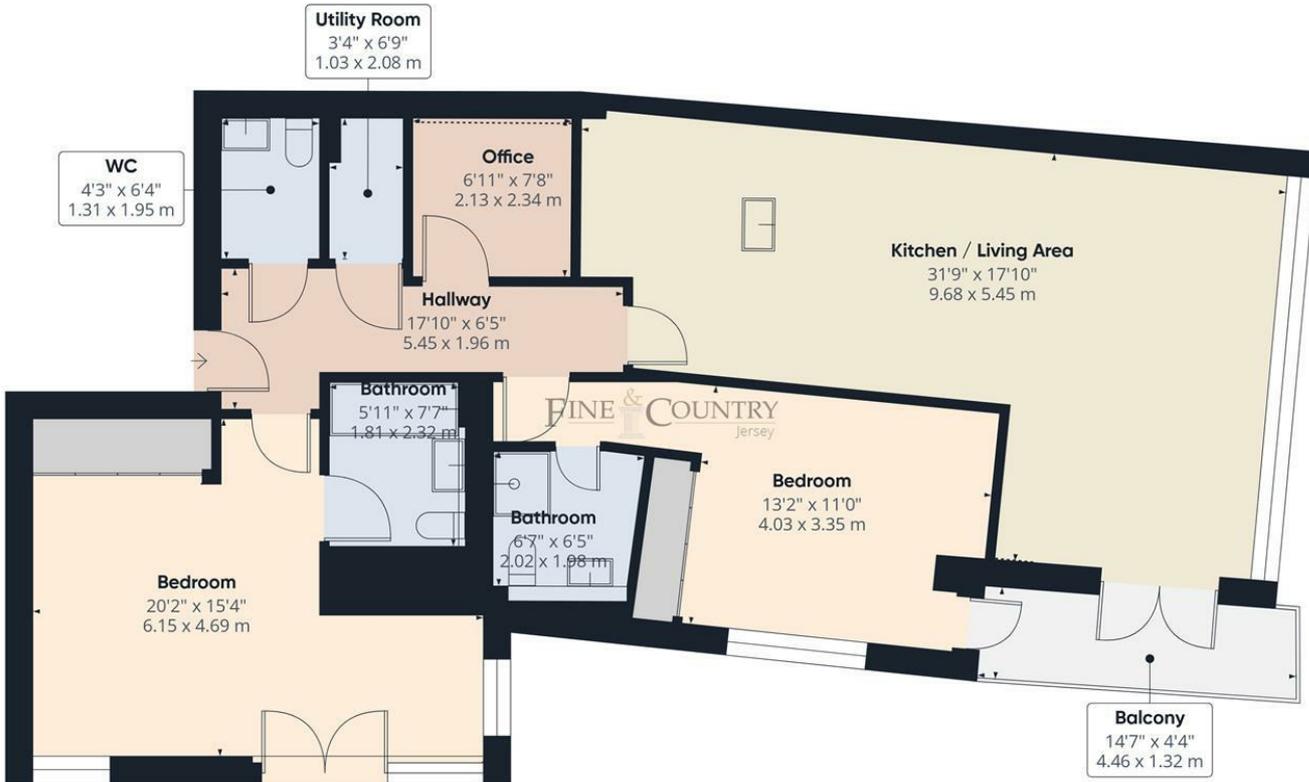
Private on-site gym & electric car charging points provisions

Directions

Proceed to the East along La Grande Routes des Sablons, go past the Seymour and the development is 100m further on RHS







Approximate total area⁽¹⁾	1154 ft ² 107.2 m ²
Balconies and terraces	62 ft ² 5.8 m ²
Reduced headroom	3 ft ² 0.3 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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MONEY LAUNDERING REGULATION - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.