



**FINE & COUNTRY**  
JERSEY

# The Penthouse

Oak Court, Woodlands Apartments  
Grouville  
Jersey  
JE3 9AW

£2,800,000

FC092

**FLYING FREEHOLD** - Located in the highly sought-after parish of Grouville, this exceptional 3,500 sq. ft penthouse apartment is set within the exclusive Woodlands development. Offering direct lift access into the apartment, this home combines luxury, space, and privacy in a prime location.

The impressive master suite features a full dressing room, en-suite bathroom, and a private terrace with breathtaking views over Gorey Castle and stretching across to the French coast. There are two further generously sized double bedrooms, both with en-suite facilities.

The main living areas are equally spacious, including a large dining room, fully fitted kitchen, study, and cloakroom. A standout feature is the top-floor reception room, spanning an impressive 940 sq. ft, which opens directly onto a private roof terrace enjoying panoramic countryside and sea views.

Externally, the property includes a private garage with additional storage space, along with two allocated parking spaces. The development also offers ample visitor parking.

Ideally located, this residence provides convenient access to Gorey Harbour, The Royal Jersey Golf Club, and the beach – all just a short drive away. Combining refined living with a superb location, this penthouse offers the best of Jersey's east coast lifestyle.











**Approximate total area<sup>(1)</sup>**

3482 ft<sup>2</sup>

323.4 m<sup>2</sup>

**Balconies and terraces**

1044 ft<sup>2</sup>

97.1 m<sup>2</sup>

**Reduced headroom**

66 ft<sup>2</sup>

6.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

## Outside

Direct lift access

2 tandem parking spaces plus single garage

Storeroom

Landscaped communal gardens

Ample visitor parking

## Services

All mains services exc gas

Service charge £3,135.22 quarterly Insurance , lift, external maintenance , + others

## Directions

Proceed to Grouville Church, turn opposite along La Route des Cotils, continue along and take the right hand fork, property is further along on RHS

## Call us on

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