



Apt 36 Chateau Royale

Le Chemin Au Greves

Grouville

JE3 9BD

£695,000

FC153

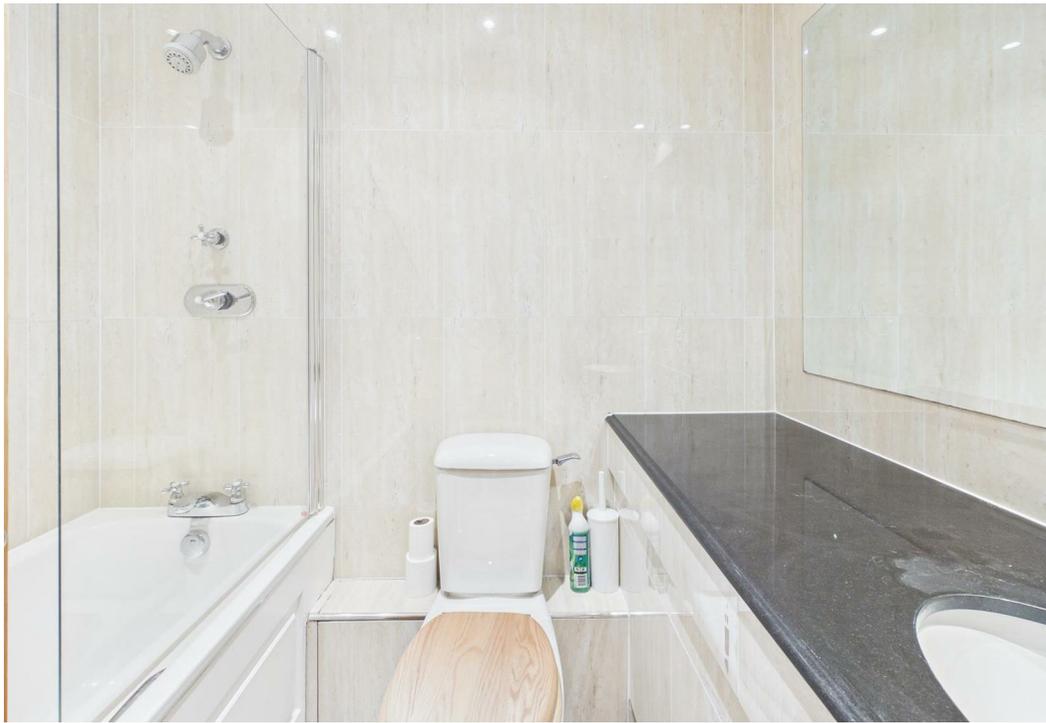
FLYING FREEHOLD - This luxurious two-bedroom, two-bathroom apartment is situated within the prestigious Chateau Royale development, just a short distance from the beach and the Royal Jersey Golf Course. Finished to an exceptional standard throughout, the property features solid oak doors, underfloor heating, and high-quality fixtures and fittings.

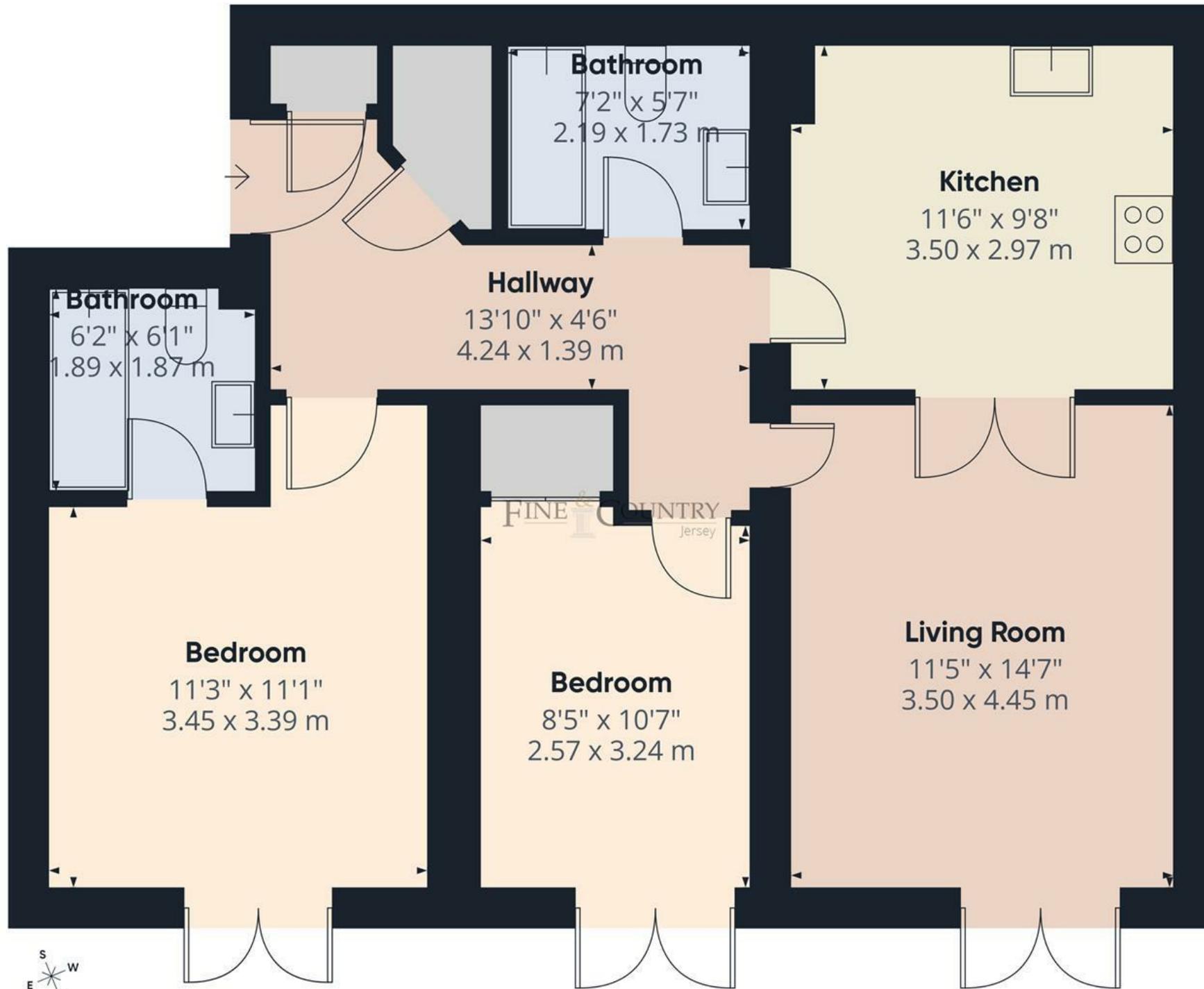
The apartment offers spacious and well-balanced accommodation, including a generous lounge, two double bedrooms, an en-suite shower room, a house bathroom, and a fully fitted kitchen. A particular highlight is the three private balconies, each overlooking the beautifully maintained gardens and providing excellent outdoor space.

Externally, residents benefit from landscaped communal gardens, a secure covered parking space, a private storeroom, and ample visitor parking, making this an ideal home for both convenience and comfort.









Approximate total area⁽¹⁾

714 ft²
66.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Outside

Secure covered parking space and one ground level parking space, plus ample visitor parking.

Short walk to the the popular No. 1 Bus Route

External store room

Enjoyment of the spacious communal gardens

Services

Services - All mains except gas.

Wet electric under floor heating.

Fully double glazed.

Lift access to all floors.

Caretaker on site

Service charge £ TBC per qtr.

Directions

Driving towards Royal Jersey Golf Course Club House, Chateau Royale is on the right hand side.

Call us on

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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.