



FC038

**APT 5 CONWAY HOUSE, THE WAVES LA GRANDE  
ROUTE DES SABLONS, GROUVILLE, JERSEY, JE3 9FP**

Asking Price

**£1,450,000**

**FINE & COUNTRY**  
JERSEY

## Property details

SHARE TRANSFER - Apt 5 Conway House, The Waves, is a 1st floor 2 bedroom, 2 bathroom apartment with a study and a balcony with spectacular sea views.

This exciting new development is set in a quiet coastal location surrounded by natural beauty presenting purchasers with a range of exquisite oceanfront apartments, all offering beachside living at its very best.

These remarkable homes have been finished throughout to the highest specification including Schuller kitchens that are complete with an excellent range of Miele appliances. There is also an 'on site' fully equipped and air conditioned gym plus 4 visitor parking spaces.

Apt 5 Conway House has 2 secure parking spaces, a bike store, electric car charging point provisions and a private store.

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

## Services

## Directions

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







TO THE BEACH



## Conway House

First & Second Floor

### Apartment 5

Total Internal area - 104.5m<sup>2</sup> / 1,122ft<sup>2</sup>  
Total External Area - 5m<sup>2</sup> / 54ft<sup>2</sup>

(all sizes / layouts may be subject to change)



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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.

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