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Spacious Apartment Overlooking The Royal Jersey Golf Course  
Grouville, Jersey

## SPACIOUS APARTMENT OVERLOOKING THE ROYAL JERSEY GOLF COURSE

This generously proportioned apartment occupies the first floor of the central block within the highly coveted Links Court development. All bedrooms and sitting room offers breathtaking views across the golf course and towards the French coast, this bright and airy apartment has undergone modernization in recent years.

Boasting a spacious and welcoming layout, ideal for hosting guests, the apartment features an open-plan living area complete with a designated dining space. Accessible from this area is your own private balcony, as well as direct steps leading down to the communal garden below.

Both of the two double bedrooms boast en suite facilities and balcony access. Additionally, there is an office/third bedroom, a kitchen equipped with integrated appliances, an entrance hall complete with a storage cupboard and a separate WC.

Further enhancing its appeal, the property includes a garage with tandem parking for two cars, along with visitor parking. Additionally, residents have access to a convenient laundry room located on the ground floor.

















## FEATURES

- Spacious first floor apartment
- Two bedrooms, two bathrooms
- Office/third bedroom
- Split level sitting/dining room
- Balcony with far reaching views
- Communal gardens
- Separate store

## INFORMATION

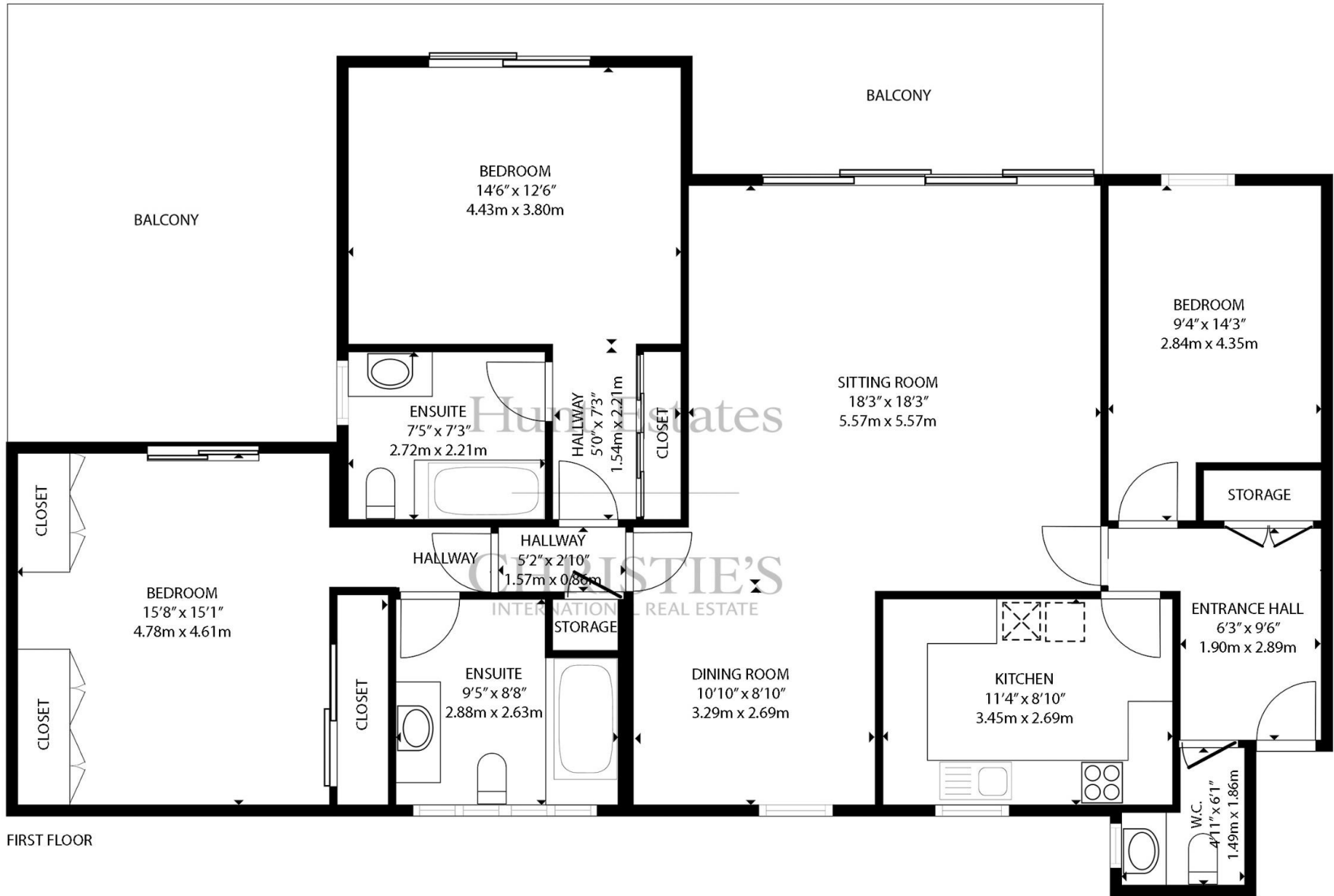
- Mains water and drains
- Electric heating
- Lift access
- Full double glazing
- Garage with tandem parking for two cars
- Garage door was replaced with new and automated/motor driven door
- Visitor parking available
- Regret no pets
- Service charge £1,000 per quarter to include all rates
- Additional £300 per month for decoration and new lift fund (to drop to £200 once new lift has been purchased)
- Share Transfer



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FIRST FLOOR

GROSS INTERNAL AREA  
 FIRST FLOOR: 1355 sq. ft, 125.8 m2  
 TOTAL: 1355 sq. ft, 125.8 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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