

# FAUVIC COURT APT.1



**2**

BEDROOMS

**1**

BATHROOM

**667**

SQ FT

**4.6%**

YIELD

**£445,000 GROUVILLE**

SHARE TRANSFER: Livingroom is delighted to offer this duplex apartment located in Grouville, with shared private access to Grouville beach where you have stunning views of Gorey Castle and Seymour Tower and on a clear day beach views of the Écréhous and the Normandy French Coast. The property comprises a separate kitchen with all Bosch integrated appliances, a bright and airy sitting room and upstairs you will find a house bathroom, one double bedroom and a single bedroom, the perfect alternative for an office! Externally, the apartment offers a parking space and a single garage. For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) to avoid disappointment.



**LIVINGROOM**  
The Channel Island Estate Agent













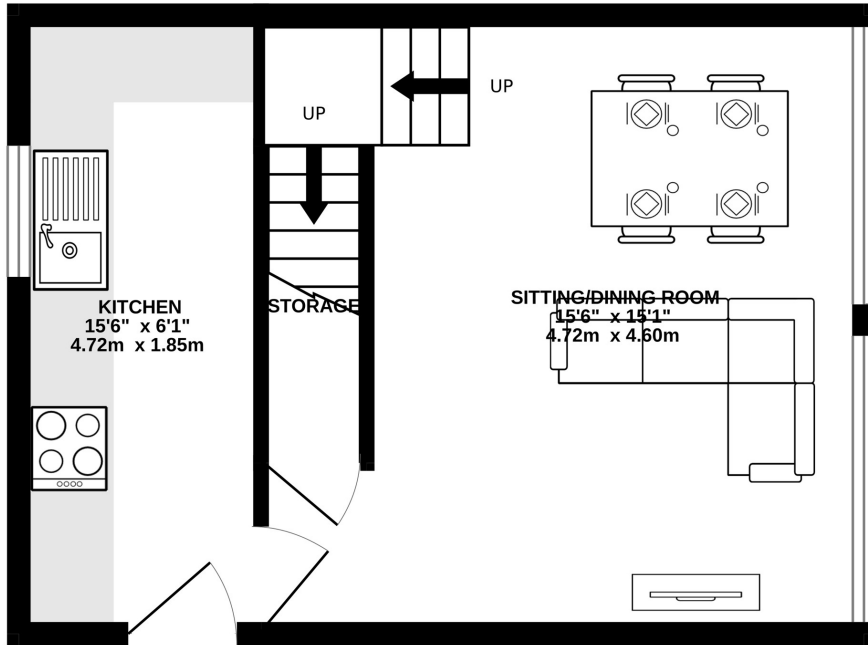




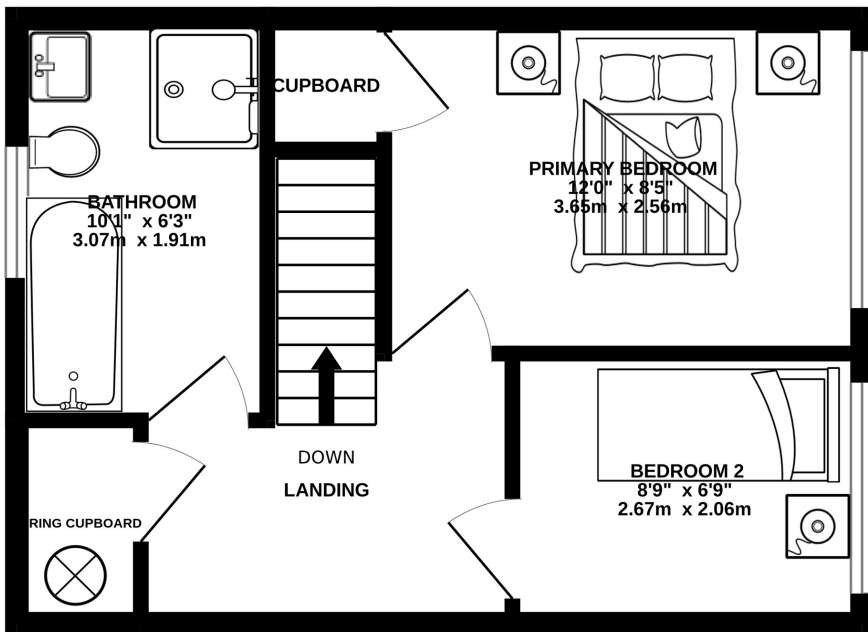




FIRST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



SECOND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 667sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**FIRST FLOOR**

|                            |             |
|----------------------------|-------------|
| <b>Kitchen</b>             | 6'1 x 15'6  |
| <b>Sitting/Dining Room</b> | 15'1 x 15'6 |

**SECOND FLOOR**

|                        |             |
|------------------------|-------------|
| <b>Landing</b>         | 9'4 x 11'10 |
| <b>Primary Bedroom</b> | 12'0 x 8'5  |
| <b>Bedroom Two</b>     | 8'9 x 6'9   |
| <b>Bathroom</b>        | 6'3 x 10'1  |

**KEY FACTS**

Vendor will pay first two years service charge  
Two parking, including the garage  
Two bedrooms, one bathroom  
Ideal lock up and leave  
Private beach access  
No onwards chain  
Duplex apartment

**SERVICES**

Mains water  
Mains drains

**HEATING**

Electric wall mounted heaters throughout

**SERVICE CHARGE**

£197.27 pcm

**MANAGING AGENT**

Rudwin property management

**TENURE**

Share Transfer

**PARKING**

Single garage and a parking space

**POTENTIAL RENTAL INCOME**

£1700 pcm

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Grouville  
Le Rocquier

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£445,000**



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