



ST. BRELADE

2 BEDROOM APARTMENT

ASKING PRICE £469,000 SHARE TRANSFER

DESCRIPTION

Bright & Spacious Two-Bedroom Apartment in the Heart of St. Aubin

Situated in the heart of St. Aubin, this beautifully presented purpose-built apartment offers an enviable lifestyle with everything on your doorstep. From the vibrant harbourfront to scenic country walks along the railway, this home combines location, space, and its own sunny balcony in one of Jersey's most iconic communities.

The spacious open-plan living area is filled with natural light, featuring large double doors that lead out to a private, sunny balcony—perfect for morning coffee or relaxed evenings. The fully equipped kitchen has been recently upgraded this year, with new appliances and flooring and includes space for a dining table.

Both double bedrooms are bright and airy, with large window.. The modern bathroom includes a large bath plus a separate walk-in shower, and stylish lighting, offering comfort and convenience. Additional features include a separate utility cupboard, excellent storage throughout, and one allocated underground parking space.

Backing onto the scenic Railway Walk, the apartment enjoys direct access to peaceful nature trails—perfect for walking or cycling. It's also ideally located for commuters with excellent transport links, including the No.15 bus and the popular St. Aubin's Bay promenade cycle route.

With the harbour, restaurants, cafés, boutique shops, beaches, and highly regarded schools including Le Quennevais and Mont Nicolle all nearby, this is a rare opportunity to secure a spacious apartment in one of the island's most desirable and walkable locations.

Early viewings are highly recommended.

DETAILS

Entrance Hall

Fitted carpet/ Laminate wood
2 x Storage cupboard
1 x Airing cupboard

Living Room

Laminate wood
Access to balcony

Kitchen/ Dining Room

New tiled flooring
Range of eye and base level units with integrated appliances to include a new 4 ceramic hob, extractor fan, new electric oven, dishwasher and new fridge, freezer and brand new washing machine
Tiled splashbacks
Space for dining room table

Bedroom

Laminate wood

Bedroom

Laminate wood

Bathroom

Fully tiled
W.C. and wash hand basin
Bath
Walk-in shower

Balcony

Parking

Parking available for one vehicle

Services

All mains services excluding gas
Electric heating
Service charge approx £221pcm

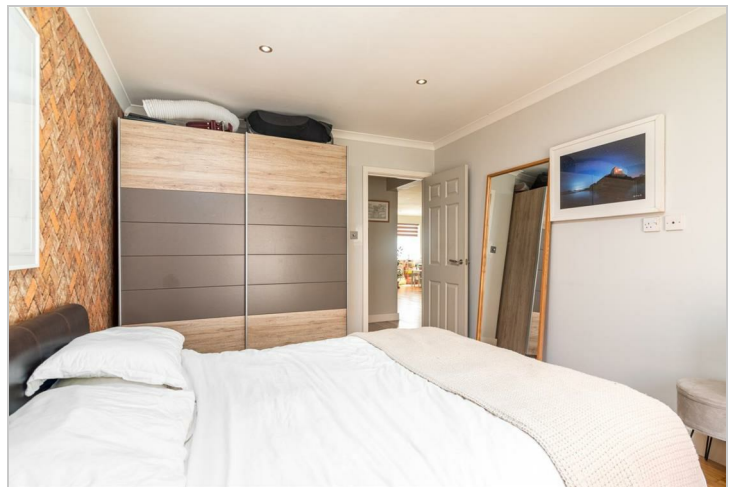
Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

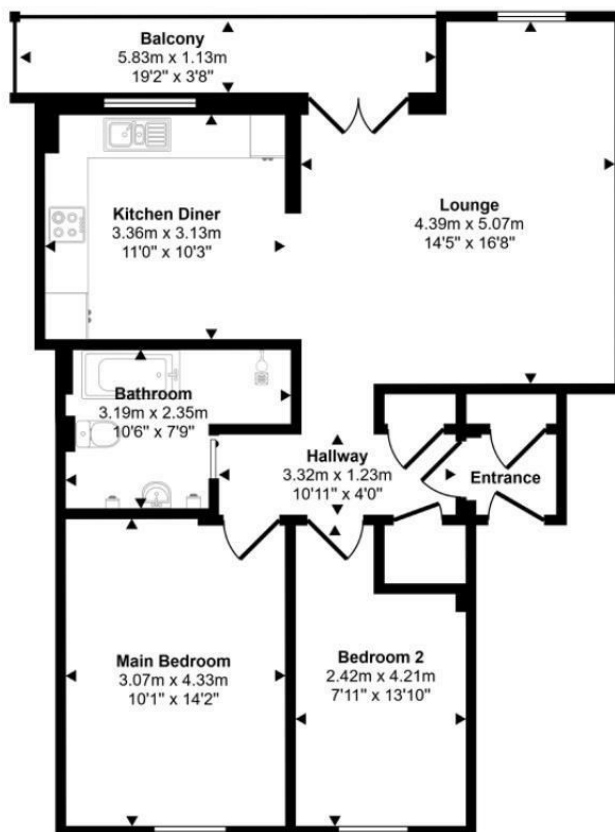
Anti-Money Laundering

When an offer is accepted and negotiations for the

purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.

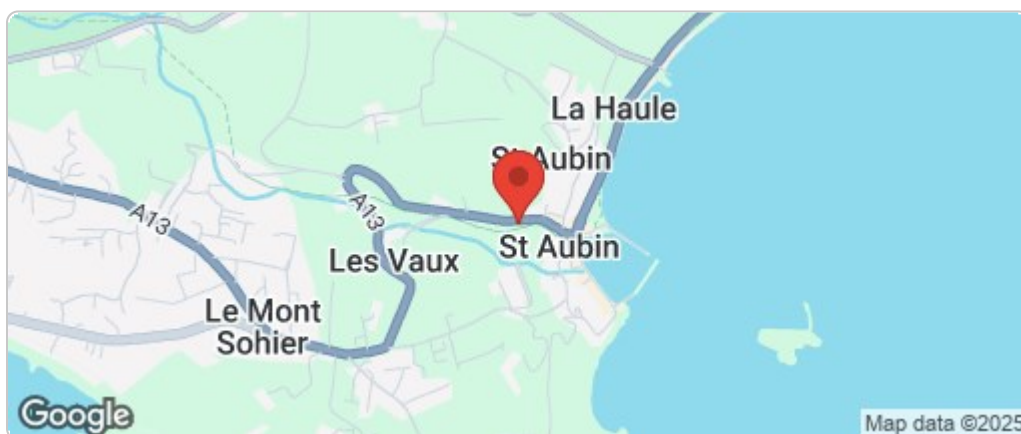


Approx Gross Internal Area
71 sq m / 766 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Le Rossignol Estates
The Nightingales
6 La Ville du Bocage
St Peter, Jersey JE3 7AT

These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.

01534 767 767
sales@lerestates.com
www.lerestates.com