

SINCE 1972 · FINDING YOU A HOME  
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**1 Bank Place, 2 Charing Cross, St Brelade**  
**£645,000**

**BROADLANDS**

FINDING YOU A HOME SINCE 1972

# 1 Bank Place, 2 Charing Cross

St Brelade, Jersey

In the heart of St Aubins, above Kyto restaurant.

- Large 2 bedroom duplex apartment in the heart of St Aubin
- Accessed at the end of the railway walk
- Overlooks the bottom of the high street
- Open plan living space on the top floor
- 2 bedrooms and a modern shower room on the first floor
- Refurbished and well maintained by the current owners
- Modern kitchen and shower room
- Parking for 2 cars in tandem off the main road
- Sole agent
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)



# 1 Bank Place, 2 Charing Cross

St Brelade, Jersey

Large 2 double bedroom duplex apartment , tucked away in the heart of St Aubin's Village and just a short stroll to all the boutique shops, restaurants, bars and cafes plus the beautiful and picturesque harbour front. Everything is on hand to ensure you never go hungry or thirsty and St Aubin's beach provide ample opportunity to relax in the sea or sun and of course you have the 'trim trail' and cycle track running all the way to St Helier. On a regular bus route commuting will never be a problem.





### Living

On the top floor there is a large open plan kitchen and lounge. The kitchen at the rear of the building has fully integrated appliances and access onto the balcony. The bright lounge is at the front of the building and over looks the bottom of St Aubins high street.

### Sleeping

On the first floor you will find two double bedrooms separated by a modern shower room. The principle bedroom at the front of the building has plenty of built in wardrobe space. In the hallway that connects the bedrooms there is another storage cupboard.

### Outside

Balcony off the kitchen at the rear, ideal for entertaining. Access to the apartment is at the end of the railway walk. Parking for 2 cars in tandem off the main road, opposite Lazin Lizard.

### Services

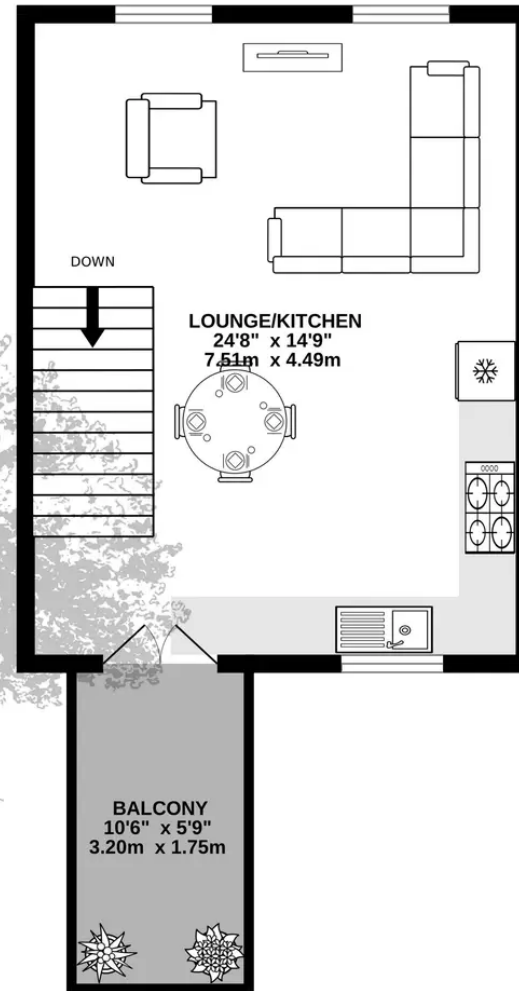
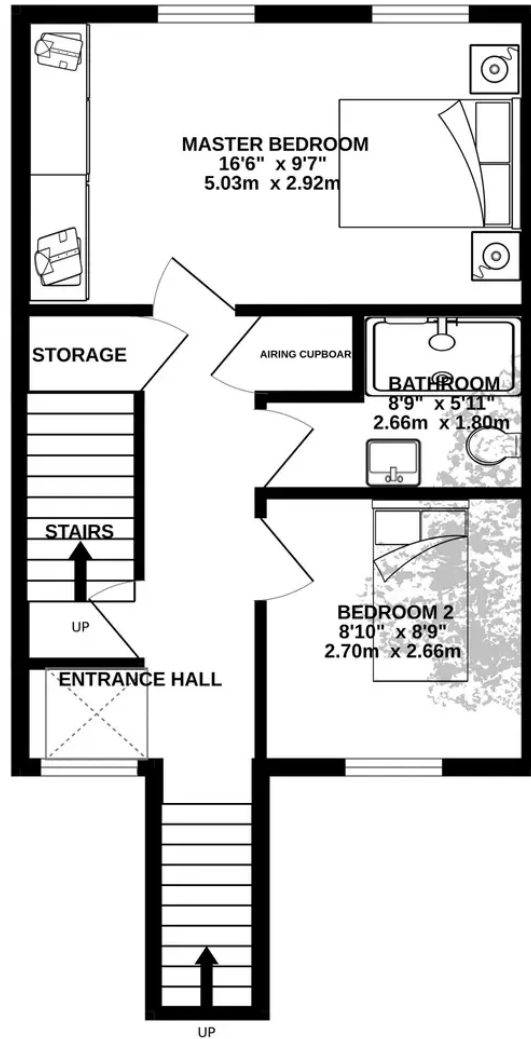
All mains services excluding gas. Electric heating. Fully double glazed. Wired for fibre and sky.





FIRST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.

SECOND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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.  
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## Broadlands

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