

INTRODUCING  
Flat 1, 1 Lower Kings Cliff, St Helier, JE2 3GS



Connecting People & Property Perfectly.

Fantastic opportunity to get your foot on the property ladder or ideal as a buy to let. This well presented lower ground floor apartment is ideally located on the outskirts of town with all the amenities St Helier has to offer on your doorstep.

One of only six, the apartment which has its own entrance comprises living room, separate fully fitted kitchen, double bedroom and bathroom.

Externally the property benefits from an enclosed communal garden, where you can enjoy the evening sun, and the apartment also has one designated parking space to the front of the building.

- **Lower ground floor apartment**
- **Modern kitchen & bathroom**
- **Living room and separate kitchen**
- **Enclosed communal garden**
- **Town outskirts**
- **One designated parking space**

**Price £345,000** Qualified | Flying Freehold



PROPERTY ID: 3625









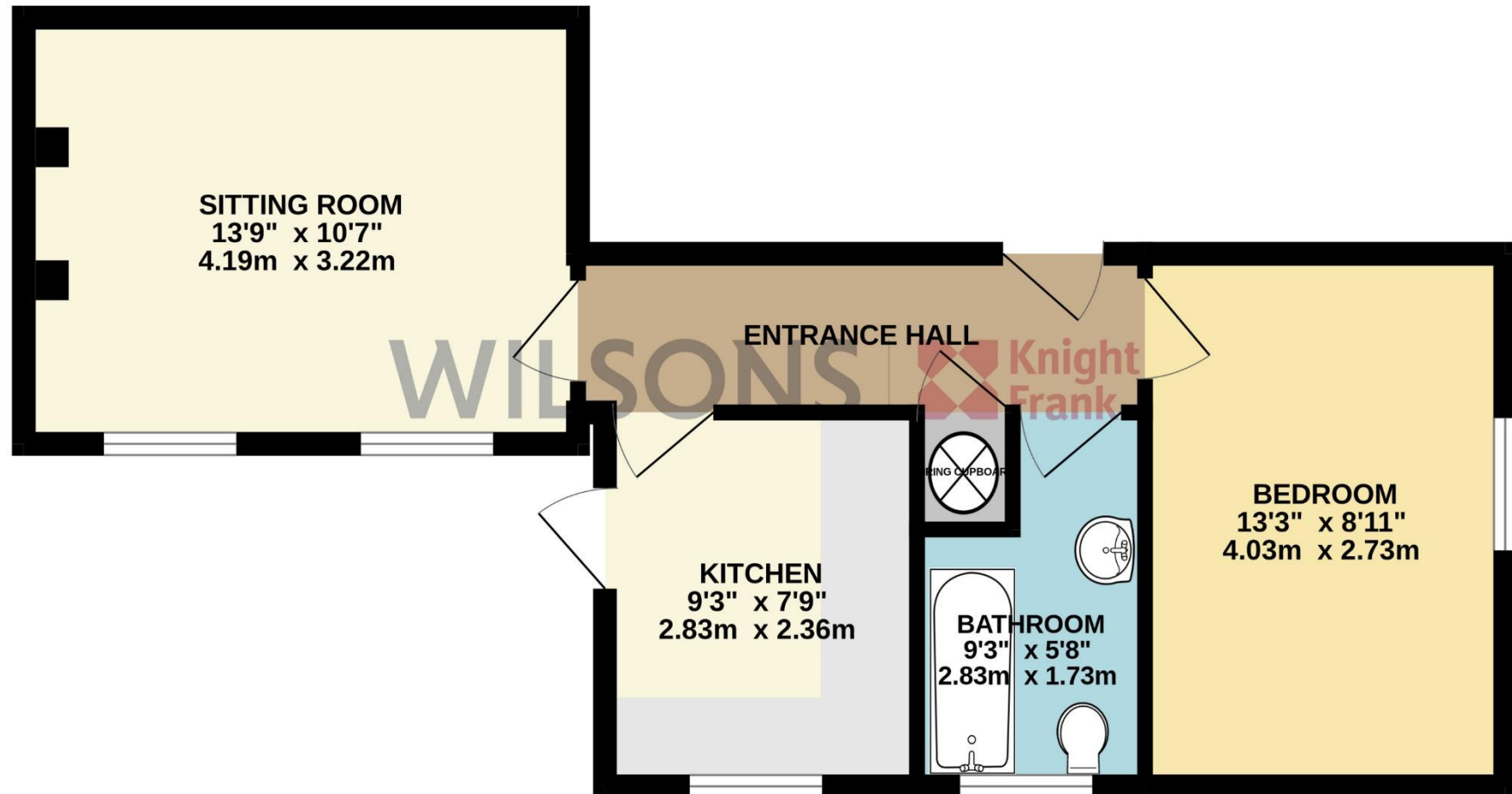








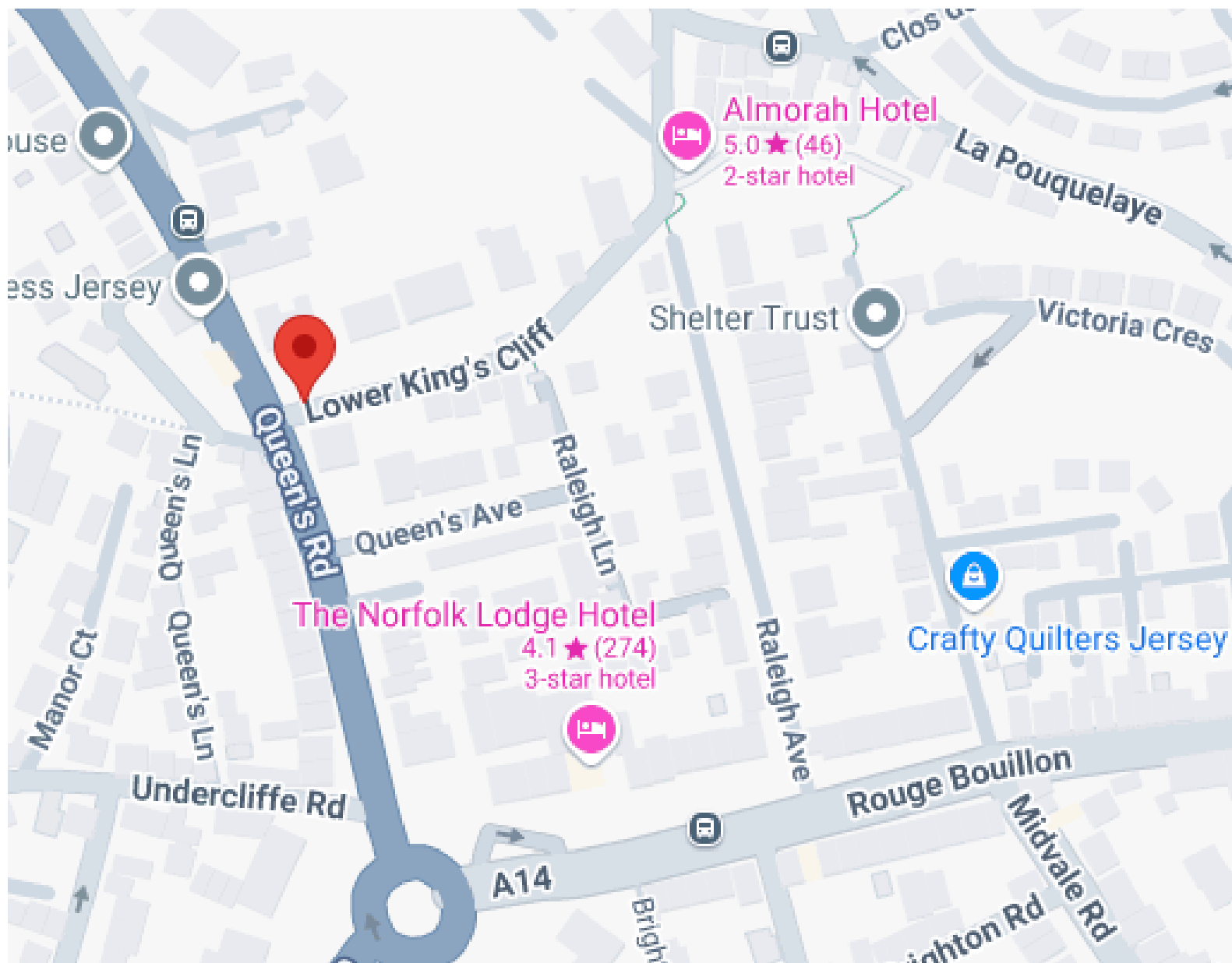
GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.1 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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## SERVICES

Mains drains  
Mains water  
Electric heating

## SERVICE CHARGE

£127 pcm to include, building insurance, communal maintenance, communal electricity and cleaning, water plus contribution to the sinking fund.

## ANTI MONEY LAUNDERING

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. This is in order for us to comply with the current Money Laundering Legislation

## VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**WILSONS** |  **Knight Frank**

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