

**Block B, Fort d'Auvergne, Le Harve des Pas, St. Helier**

Prices From **£625,000**

**BROADLANDS**

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# Block B, Fort d'Auvergne, Le Harve des Pas

St. Helier, Jersey

- Luxury brand new development
- Two double bedrooms and two bathrooms
- Lateral to the beach open plan living spaces
- Stunning beach and Lido views
- Units 8 & 12 have lift access
- The ground floor unit has the added benefit of it's own separate entrance
- Parking for one car and visitor spaces
- Sole agent
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)



# Block B, Fort d'Auvergne, Le Harve des Pas

St. Helier, Jersey

Welcome to Fort d'Auvergne Block B, a collection of 2 bedroom apartments all with beach and Lido views.

Lounge / Kitchen

Open plan reception spaces

- Fully fitted high quality “English Rose” kitchen
- Minerva work-surfaces
- Franke stainless steel 1½ bowl sink and drainer with chrome finish mixer tap
- A wide range of NEFF integrated appliances:-
- black glass induction hob
- circotherm stainless steel oven
- stainless steel extractor hood
- fridge/freezer
- dishwasher
- Microwave
- Caple Slot-in Wine cooler

Double bedrooms all facing the sea, en-suite shower room and main bathroom off the entrance hall.

Bathroom and en-suites

- Quality Ideal Standard white sanitary ware
- Merlyn Ionic shower screens and shower trays
- Thermostatic shower mixers
- Strip light with shaver socket







### Communal areas

- 1 x designated parking space per apartment in ground floor car park
- 3 x Visitor parking spaces
- Gated pedestrian access to the promenade
- Otis passenger lift (serving Apts 8 & 12 only)
- Communal door entry system
- Communal satellite dish system
- Communal area lighting
- Landscaped gardens
- Bin store
- External cold water tap in car parking area
- Bicycle store with charging facility for Electric bikes

### Services

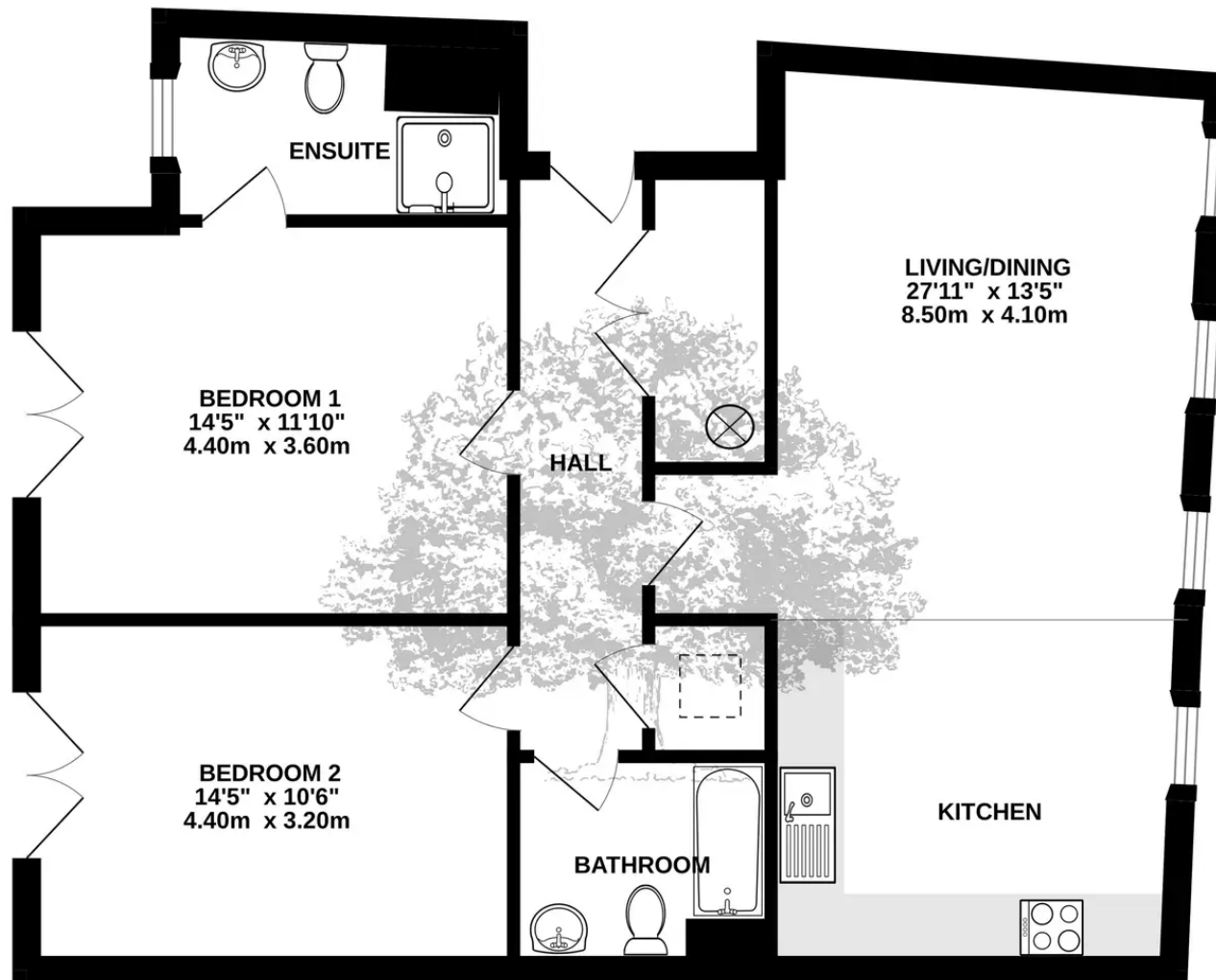
- Utility cupboard
- Plumbed for washing machine. Space for tumble dryer (stacked). Heating and water
- Rointe oil filled electric radiators
- Rointe electric heated towel rail to bathroom and en-suite
- Pressurised hot water cylinder. Albion 210 ltr unvented indirect cylinder providing hot water by electric immersion. (Apts 16 & 17 (1 bed apts) have Albion 180 ltr)
- Grohe Sense Guard leak detection and automatic shut-off system
- Electrical
- Brushed aluminium sockets in kitchen (white sockets in all other areas)
- USB charger socket in the kitchen
- LED spotlight fittings
- Under unit LED strip lighting in Kitchen
- Mains wired fire/smoke detection system
- TV and telephone
- All rooms wired for satellite TV
- All rooms wired with CAT 6 cabling for a telephone and data





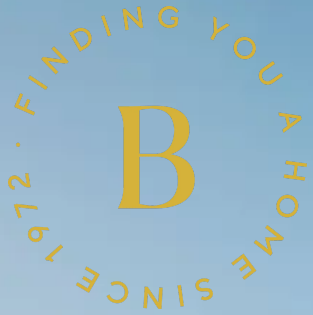


# BLOCK B EXAMPLE



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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