



Fort d'Auvergne, Block A, Le Harve des Pas

Prices From **£465,000**

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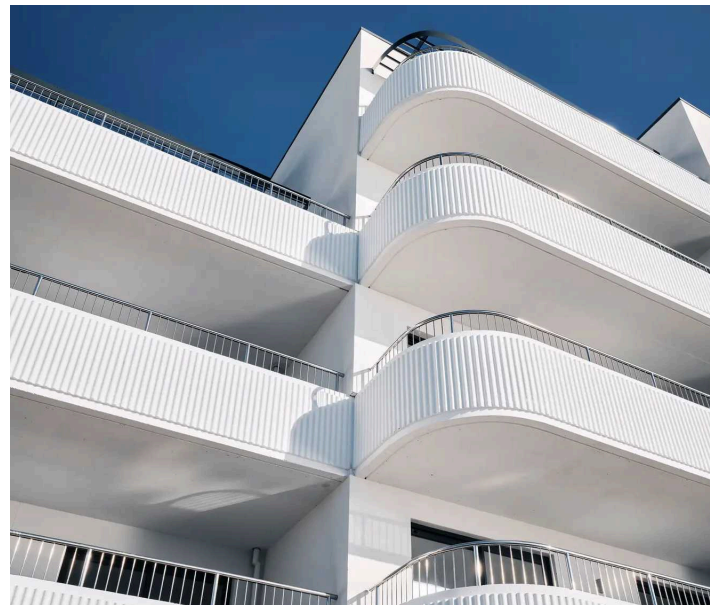
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Block A, Fort d'Auvergne, Le Havre des Pas

St. Helier, Jersey

Heading along Harve des Pas away from town, the development is the last on the right hand side before the Lido. Entrance is through the archway.

- Luxury brand new development
- Two double bedrooms all facing the sea
- Stunning sea & Lido views
- Lift access to all floors
- Apartments from £465,000
- Electric underfloor heating throughout
- Gated pedestrian access to the promenade
- Parking for at least 1 car plus visitor spaces
- Sole agent
- Contact James on 07829835076 or james@broadlandsjersey.com



Block A, Fort d'Auvergne, Le Havre des Pas

St. Helier, Jersey

Welcome to Fort d'Auvergne Block A, a collection of 2 bedroom apartments all with stunning sea views facing South.

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

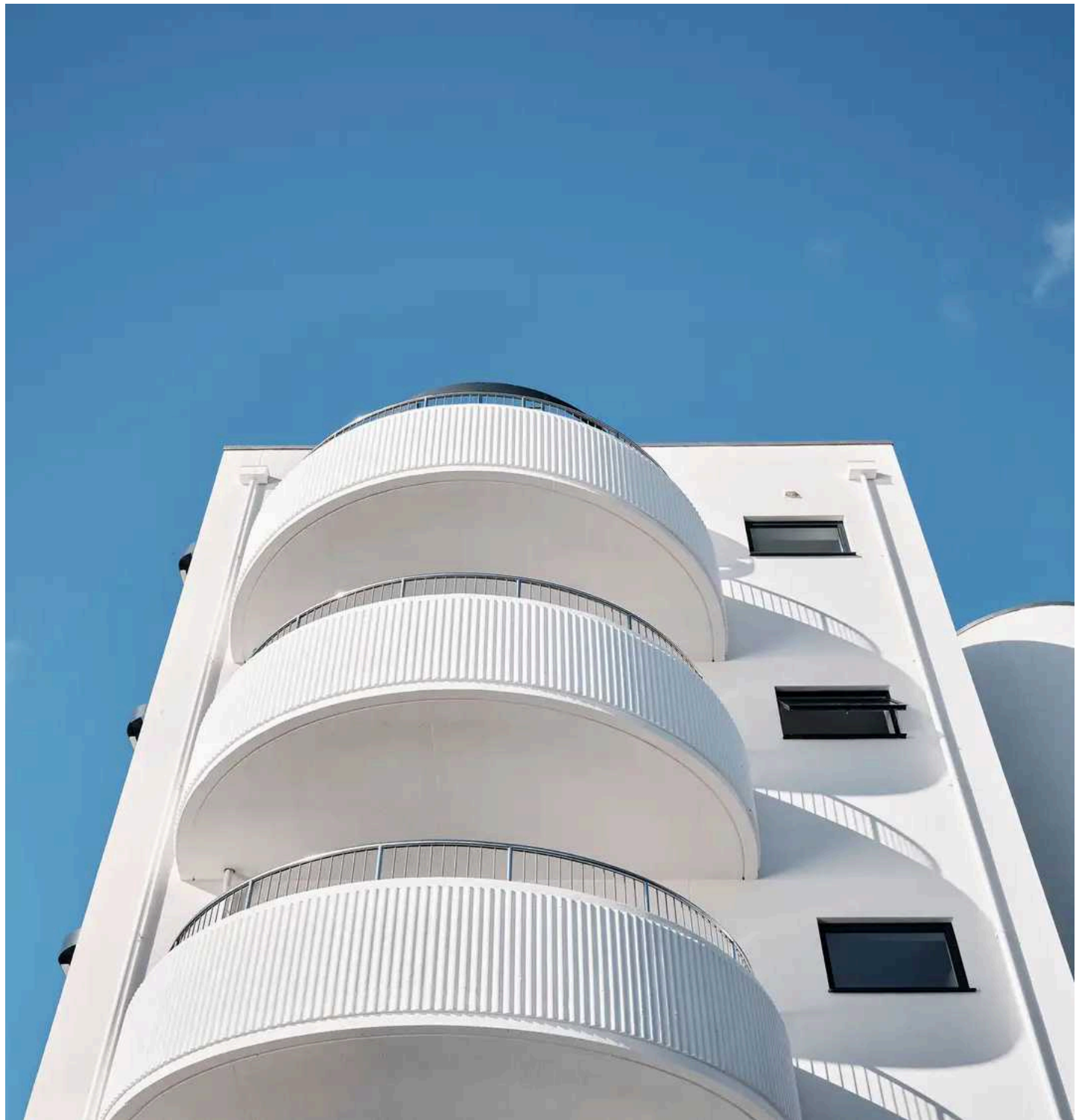
Bedrooms & Bathrooms

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

Option of fitted wardrobes in either bedroom.





Outside

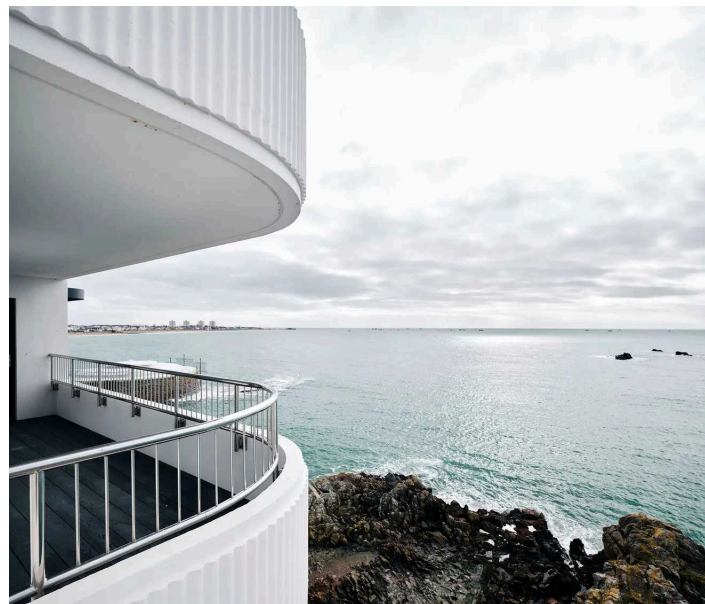
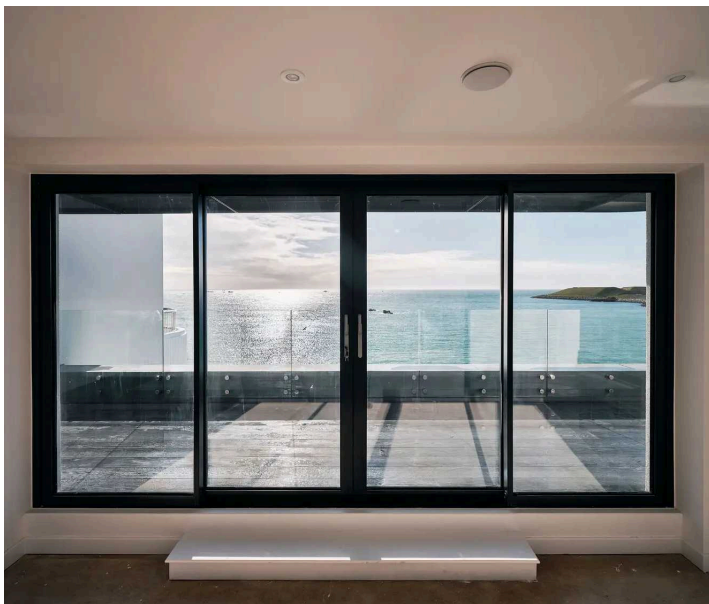
Balconies finished with composite decking.

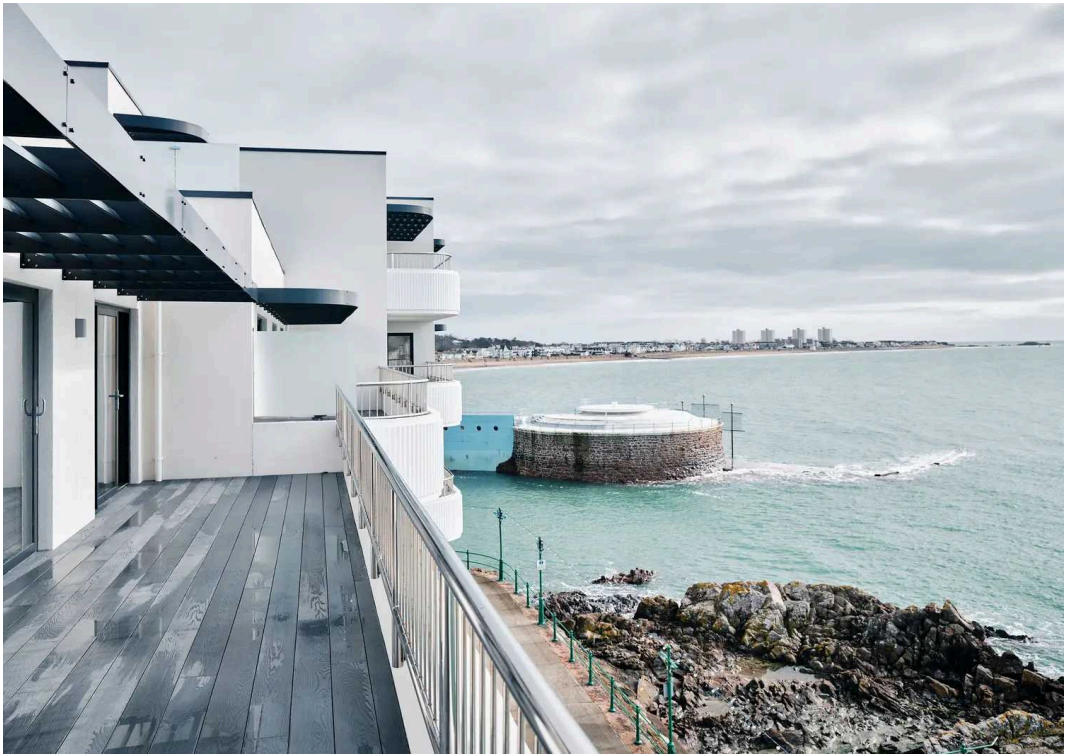
Communal areas

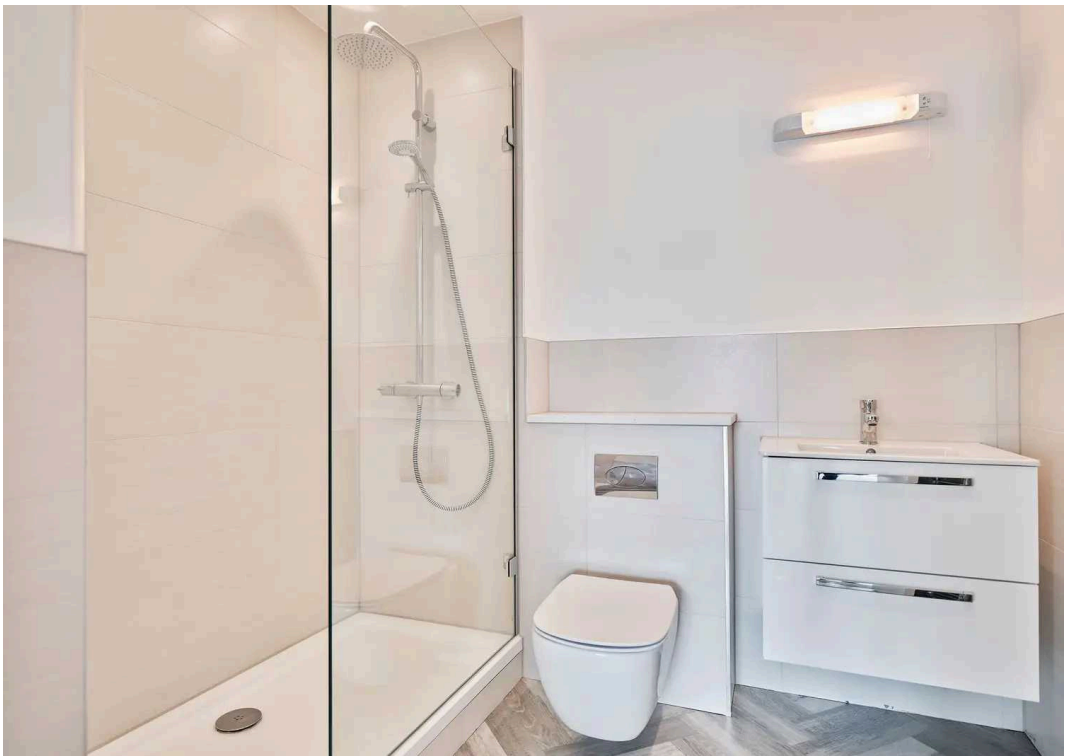
- 1 x designated parking space per apartment in ground floor car park (Apts 1, 2,3,4 each have 2 x spaces (tandem)).
- 3 x Visitor parking spaces
- Gated pedestrian access to the promenade
- Otis passenger lift to all floors
- Communal door entry system
- Communal satellite dish system
- Communal area lighting
- Landscaped gardens
- Bin store
- External cold water tap in car parking area
- Bicycle store with charging facility for electric bikes

Services

- Heating and water
- Robbens wet underfloor heating
- Thermostatic controls to each room (WiFi controllable)
- Electric boiler (Comet 14kW)
- Rointe electric heated towel rail to bathroom and en-suite
- Pressurised hot water cylinder. Albion 210 ltr unvented indirect cylinder providing hot water by means of electric immersion or electric boiler (Apt 14 (1 bed apt) has Albion 180 ltr)
- Nuaire whole apartment ventilation system
- 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
- Balconies have external lighting
- Mains wired fire/smoke detection system
- TV and telephone
- All rooms wired for Satellite TV
- All rooms wired with CAT 6 cabling for telephone and data









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