



FORT D'AUVERGNE

21 Fort D'Auvergne Block C, Le Harve des Pas, St Helier
£515,000

BROADLANDS

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21 Fort D'Auvergne Block C, Le Harve des Pas

St Helier, Jersey

- Luxury brand new development
- First floor 2 bedroom, 1 bathroom apartment
- Parking for 1 car plus visitor spaces
- Gated access onto the promenade
- Sole agent
- Contact James on 07829835076 or james@broadlandsjersey.com



21 Fort D'Auvergne Block C, Le Harve des Pas

St Helier, Jersey

No.21 is on the first floor in Block C and has two bedrooms and one bathroom.

Lounge / Kitchen

Open plan reception space

- 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

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

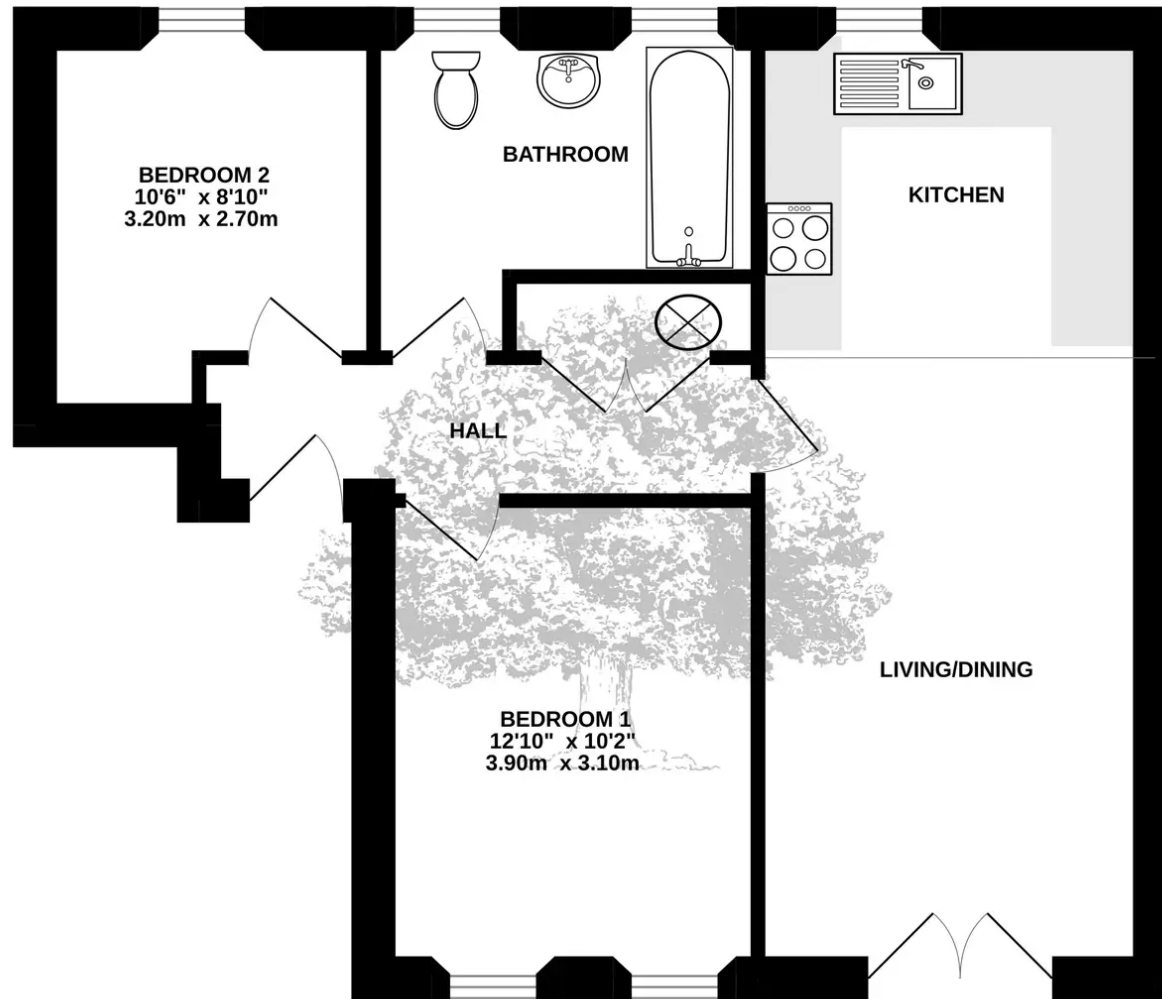
- 1 x designated parking space in ground floor car park
- 3 x Visitor parking spaces
- Gated pedestrian access to the promenade
- Communal door entry system
- Communal satellite dish system
- Communal area lighting
- Landscaped gardens
- Bin store
- External cold water tap in car parking area
- Bicycle 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 Service charge is £118.06 per month.



FIRST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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