

FINDING YOU A HOME  
SINCE 1972  
**B**



14 Fort D'Auvergne Block A, Le Harve des Pas, St Helier

**BROADLANDS**

FINDING YOU A HOME SINCE 1972

# 14 Fort D'Auvergne Block A, Le Harve des Pas

St Helier, Jersey

- Luxury brand new development
- Ground floor 1 bedroom, 1 bathroom apartment
- Large terrace with beach and sea views
- Lift access to all floors
- Electric underfloor heating throughout
- Parking for 1 car plus visitor spaces
- Sole agent
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)



# 14 Fort D'Auvergne Block A, Le Harve des Pas

St Helier, Jersey

No.14 is on the ground floor of Block A and has one bedroom 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

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





### Outside

Terrace off the reception space and bedroom is finished with composite decking.

### Communal areas

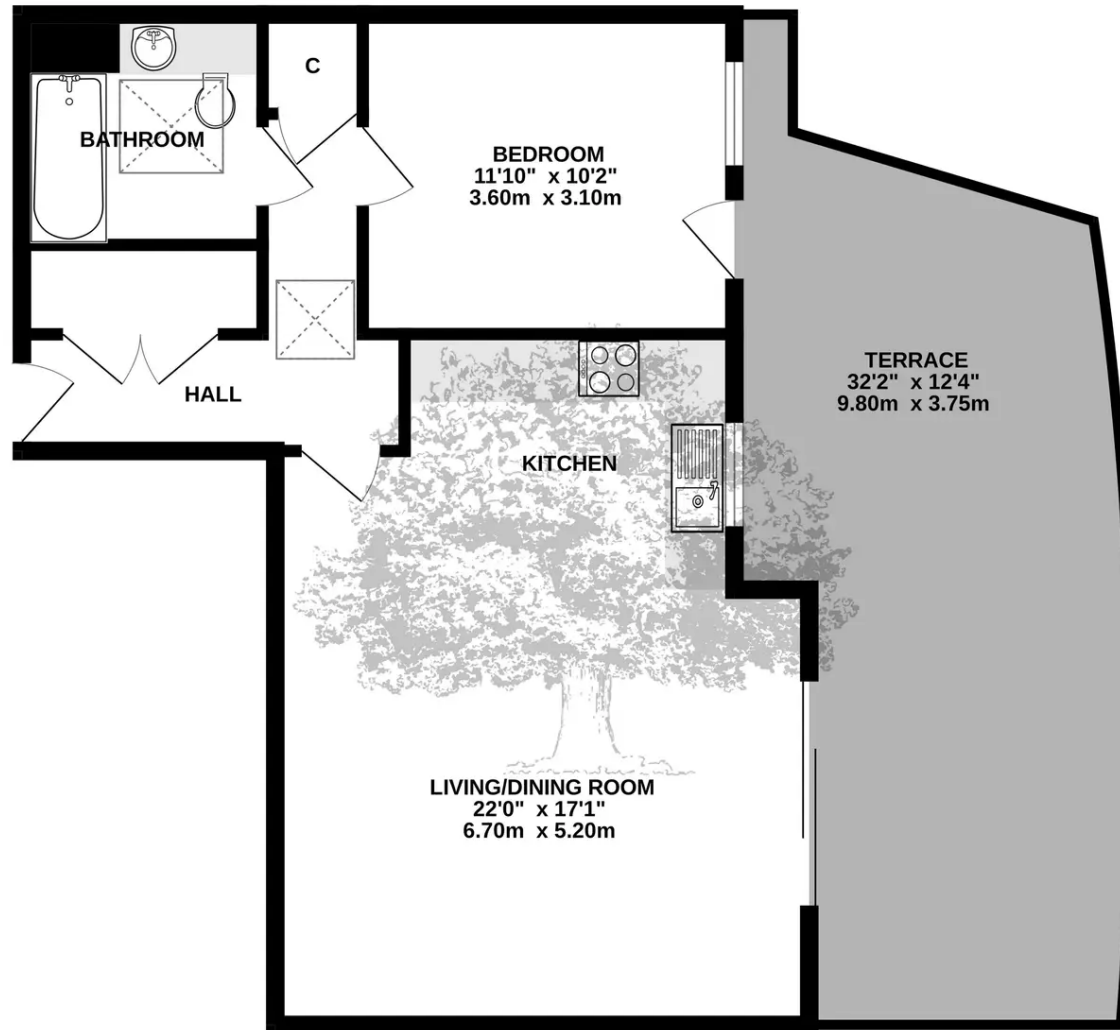
- 1 x designated parking space in ground floor car park • 3 x Visitor parking spaces • Gated pedestrian access to the promenade • Otis passenger lift to all floors • Communal door entry system • Communal satellite dish system • Communal area lighting • Landscaped gardens • Bin store • External cold water 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 Service charge is £116.28 per month.

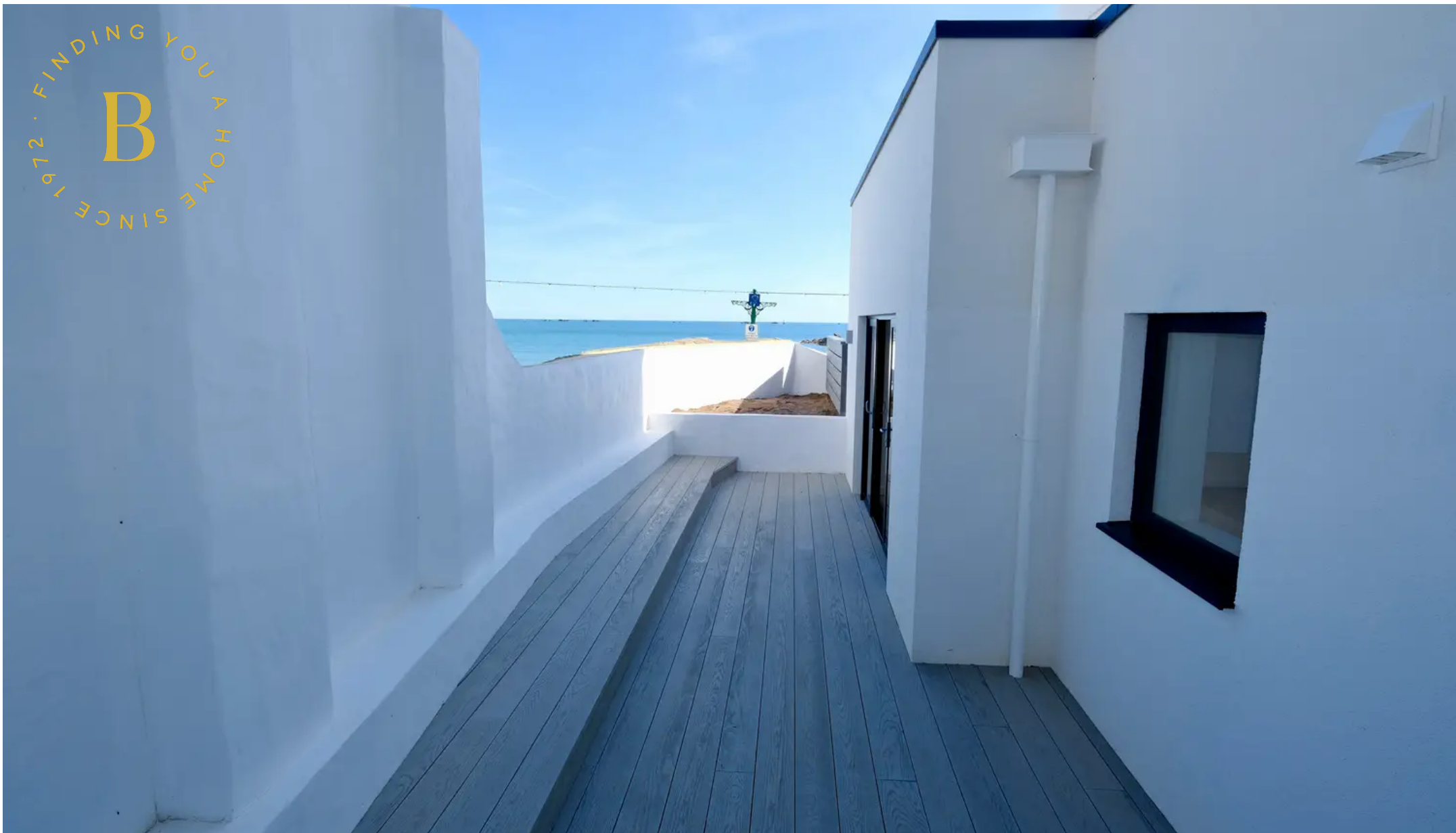


GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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.  
Made with Metropix ©2024



SINCE 1972 · FINDING YOU A HOME  
**B**

## Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

# BROADLANDS

FINDING YOU A HOME SINCE 1972