



**18 Fort D'Auvergne Block B, Le Harve des Pas, St Helier**  
**£675,000**

**BROADLANDS**

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# 18 Fort D'Auvergne Block B, Le Harve des Pas

St Helier, Jersey

- Luxury brand new development
- First floor 2 bedroom, 2 bathroom apartment
- Lateral to the beach open plan living area
- Stunning beach and sea views towards the Lido
- Parking for 1 car plus visitor spaces
- Sole agent
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)



# 18 Fort D'Auvergne Block B, Le Harve des Pas

St Helier, Jersey

No.18 is on the first floor of Block B and has two bedrooms and two bathrooms. The reception space faces the bathing pool and has fantastic beach and sea views.

Lounge / Kitchen

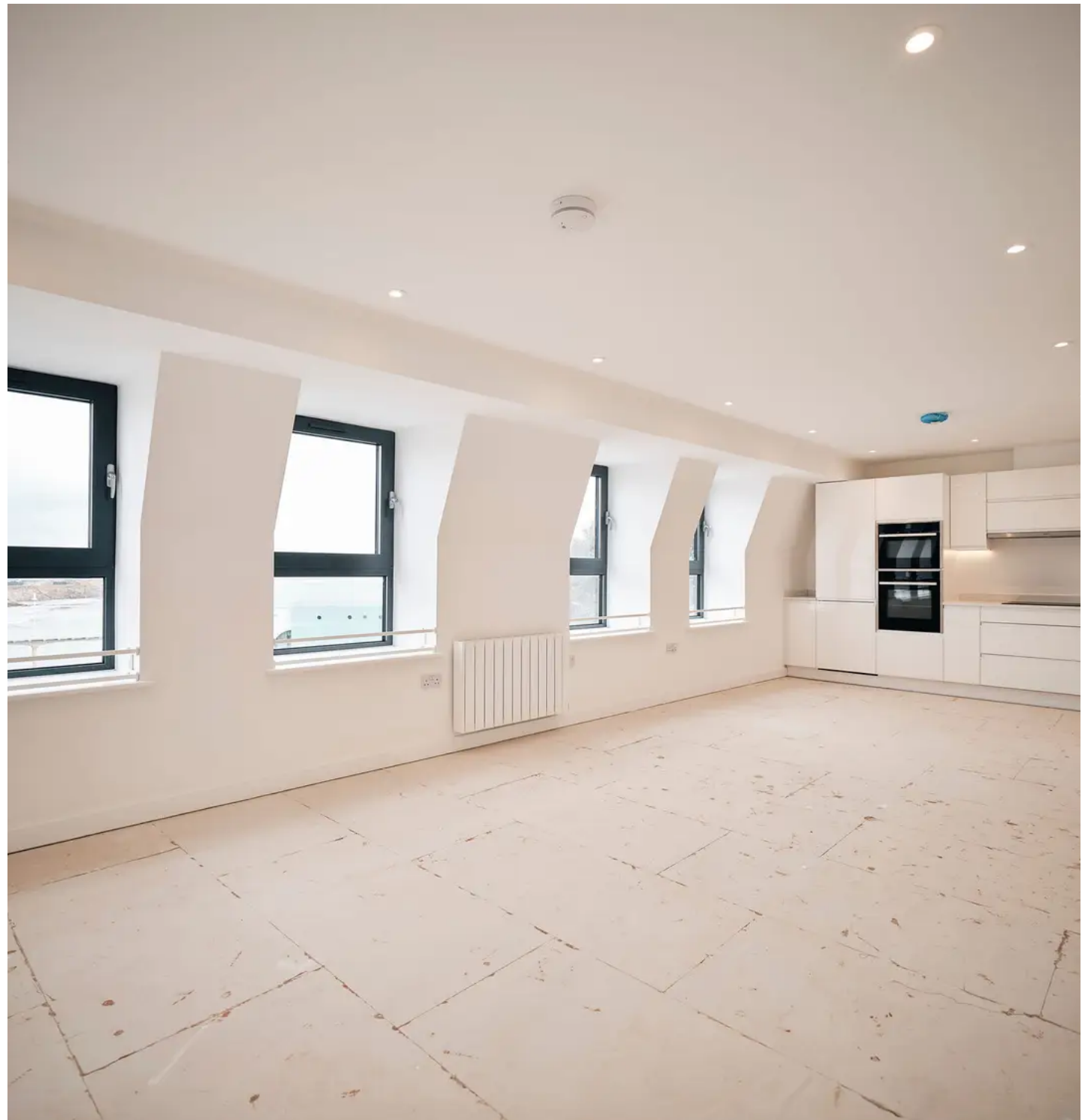
Open plan reception spaces

- 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 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

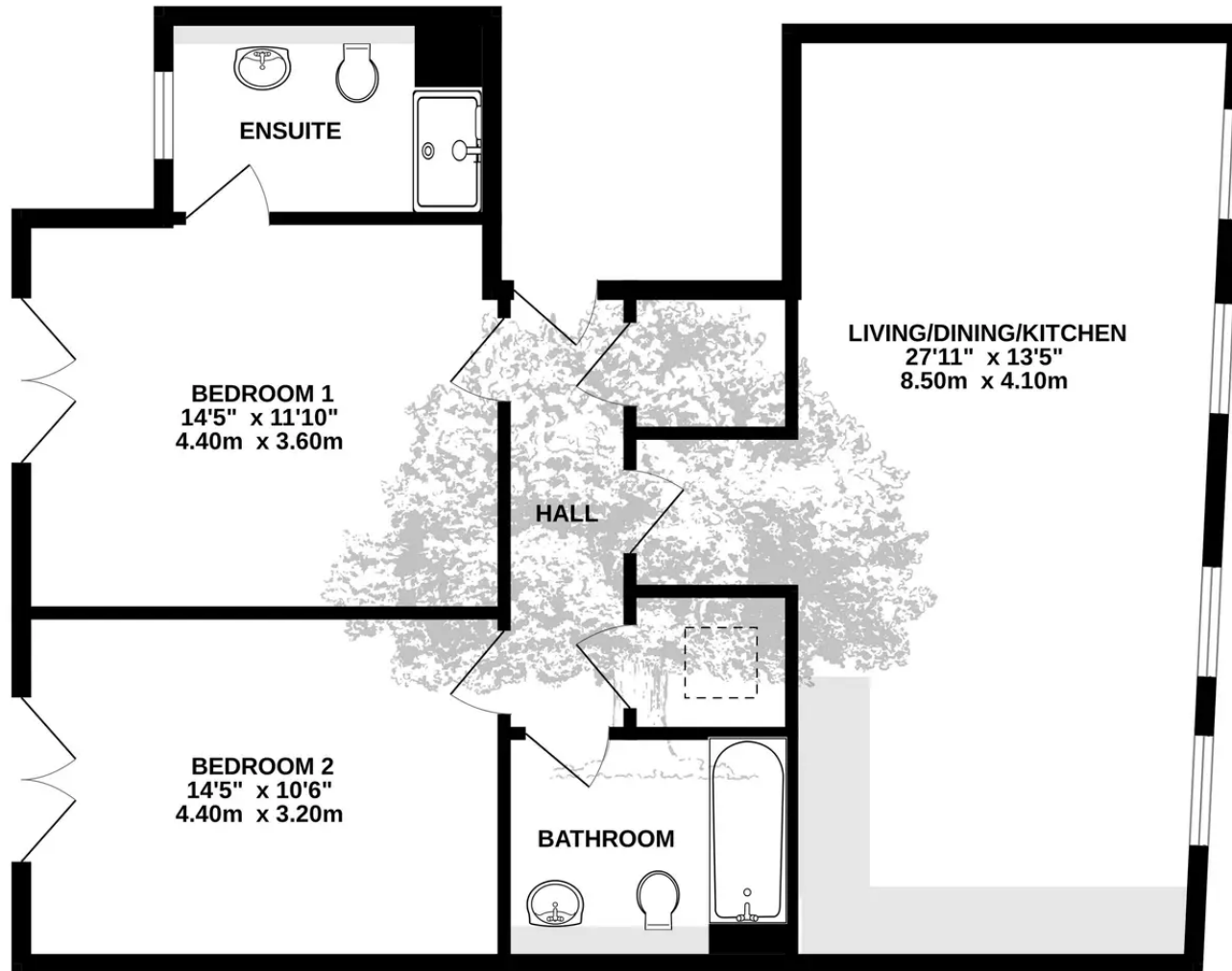
- Utility cupboard
  - Plumbed for washing machine. Space for tumble dryer (stacked). Heating and water
  - Rointe oil filled electric radiators
  - Rointe electric heated towel rail to bathroom and en-suite
  - Pressurised hot water cylinder. Albion 210 ltr unvented indirect cylinder providing hot water 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
- Service charge is £165.33 per month.







FIRST FLOOR  
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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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## Broadlands

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