



FINDING YOU A HOME SINCE 1972
B

15 Fort D'Auvergne Block B, Le Harve des Pas, St Helier
£575,000

BROADLANDS
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15 Fort D'Auvergne Block B, Le Harve des Pas

St Helier, Jersey

- Luxury brand new development
- Ground floor 2 bedroom, 1 bathroom apartment
- Stunning beach and sea views towards the Lido
- Parking for 1 car plus visitor spaces
- Own separate entrance
- Sole agent
- Please contact James on 07829835076 or james@broadlandsjersey.com



15 Fort D'Auvergne Block B, Le Harve des Pas

St Helier, Jersey

No. 15 is on the ground floor of Block B and has two bedrooms, one bathroom and a separate cloakroom. This apartment features it's own separate front door and is lateral facing the beach and lido.

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

Services

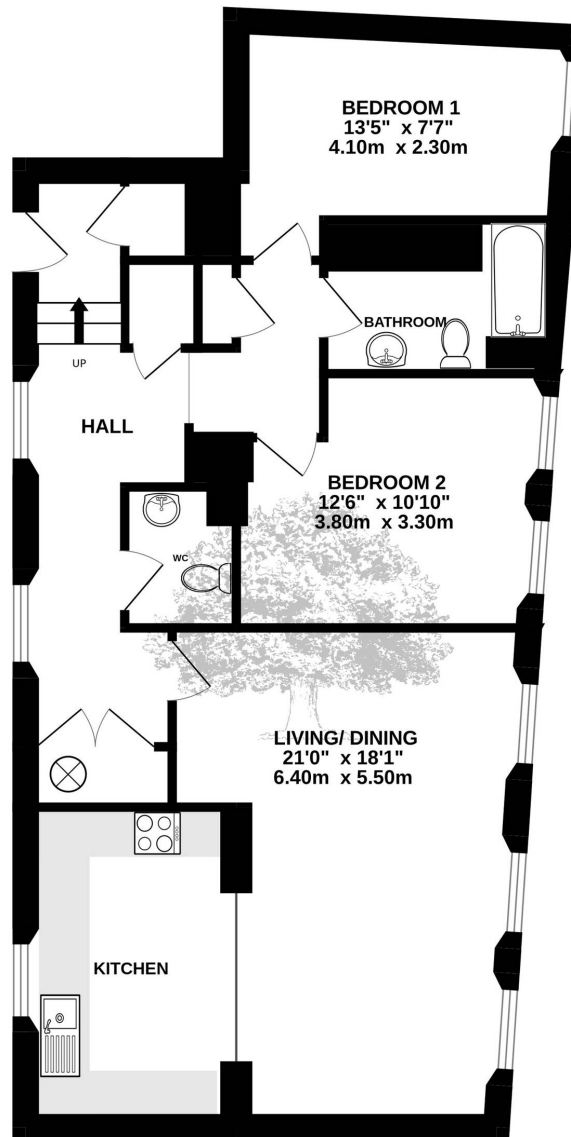
Utility cupboard • Plumbed for washing machine. Space for tumble dryer (stacked). Heating and water • Rointe oil filled electric radiators • Rointe electric heated towel rail to bathroom and en-suite • Pressurised hot water cylinder. Albion 210 ltr unvented indirect cylinder providing hot water by electric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

£158.22 per month. Includes building insurance, cleaning, communal power and lighting, garden maintenance, lift maintenance and management fees.



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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 Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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