



The Penthouse, Fort D'Auvergne, Le Havre des Pas, St. Helier

£1,475,000

**BROADLANDS**

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# The Penthouse, Fort D'Auvergne, Le Havre des Pas

St. Helier, Jersey

- Top floor penthouse apartment
- 2 Parking spaces in tandem
- External store cupboard
- 2 double bedrooms with south facing balconies
- Stunning sea and Lido views
- Lift access to all floors
- Electric underfloor heating throughout
- Sole agent
- Contact Doug on 07700 702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



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Welcome to an exceptional top-floor penthouse occupying a privileged position on the fourth floor of Block A at Fort d'Auvergne. This refined residence enjoys breathtaking, uninterrupted sea and Lido views, with an abundance of natural light flooding the principal reception rooms and both bedrooms.

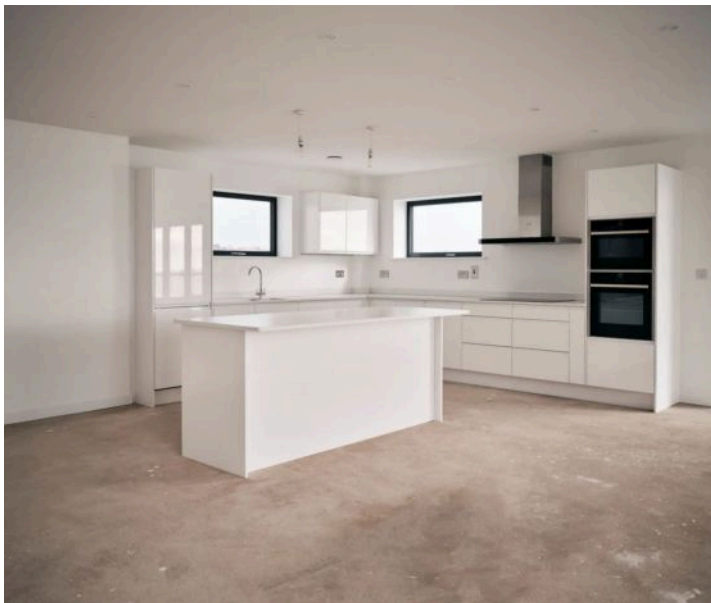
The elegant open-plan living and dining space is perfectly designed for modern coastal living, seamlessly incorporating a fully fitted, high-quality *English Rose* kitchen, finished to an exacting standard. Floor-to-ceiling glazing frames the spectacular outlook and provides direct access to the south-facing balconies, creating an effortless connection between interior comfort and outdoor relaxation.

The penthouse offers two generous double bedrooms, each benefiting from its own south-facing balcony and captivating vistas. Practical features include lift access to all floors, electric underfloor heating throughout, an external store cupboard, and two tandem parking spaces.

A rare opportunity to acquire a prestigious coastal penthouse in one of Fort d'Auvergne's most desirable developments, offered exclusively through sole agency.







### Outside

3 Large balconies all with composite decking and sun shades. East facing curved out that overlooks the bathing pool and 2 South facing balconies off each bedroom.

### Communal areas

- 2 x parking space in 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 • Nuaire whole apartment ventilation system • Grohe Sense Guard leak detection and automatic shut-off system TV and telephone • All rooms wired for Satellite TV • All rooms wired with CAT 6 cabling for telephone and data

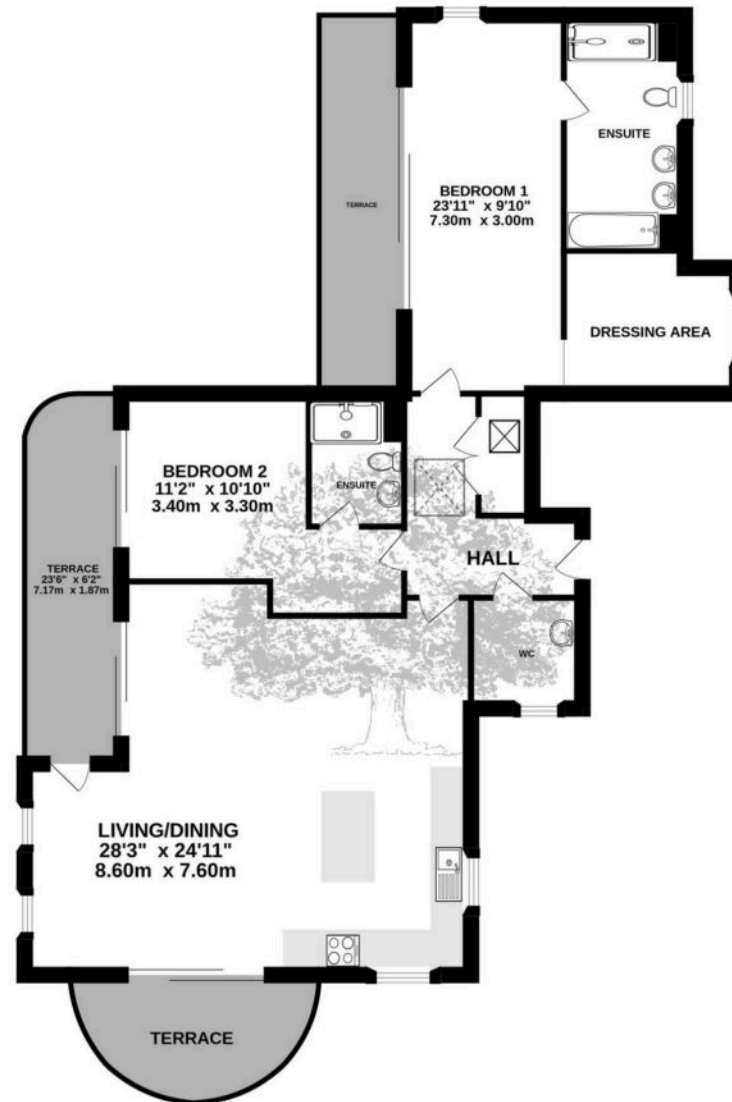
### Service charge

£262.01 per month. Includes building insurance, cleaning, communal power and lighting, garden maintenance, lift maintenance and management fees.





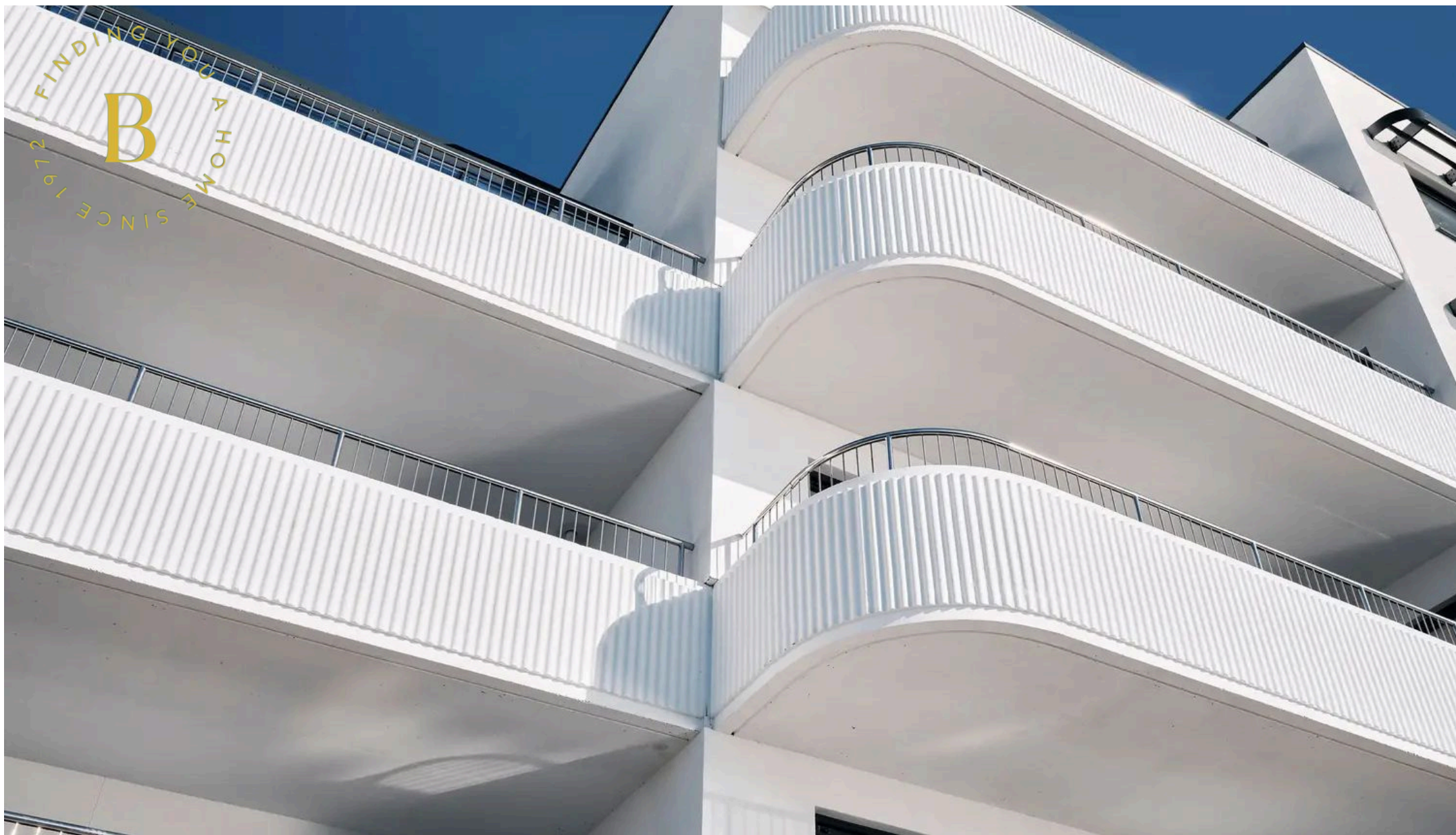
FORTH FLOOR  
1404 sq.ft. (130.4 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.4 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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