

2 Fort D'Auvergne, Le Havre des Pas, St Helier
£895,000

BROADLANDS
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2 Fort D'Auvergne, Le Havre des Pas

St Helier

- LAST FEW REMAINING
- Modern development
- Third floor 2 bedroom, 2 bathroom apartment
- Stunning sea views
- 2 Parking spaces in tandem
- External store cupboard
- Lift access to all floors
- Electric underfloor heating throughout
- Sole agent
- Contact Doug on 07700 702585 or doug@broadlandsjersey.com



2 Fort D'Auvergne, Le Havre des Pas

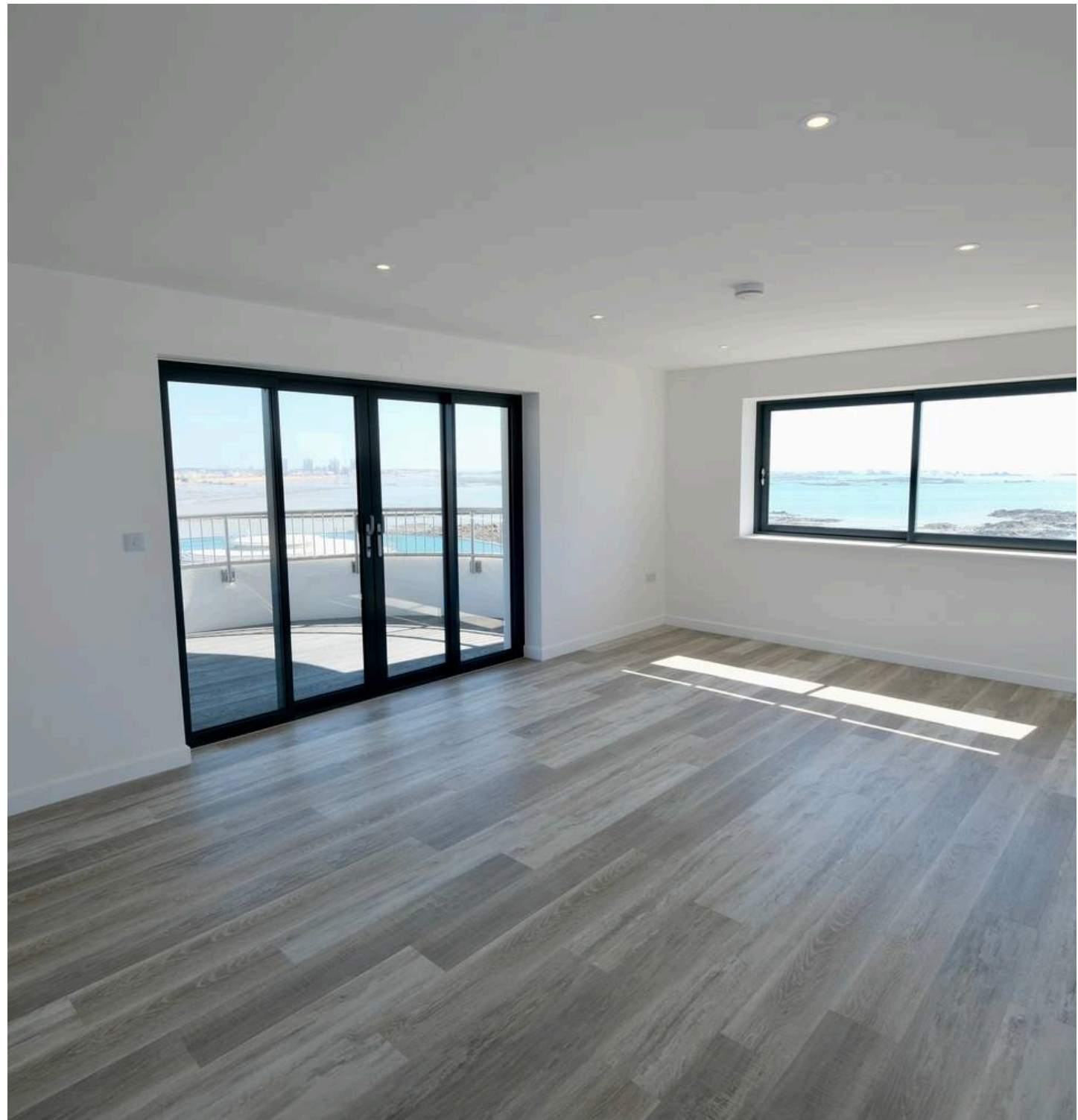
St Helier

Welcome to **Fort d'Auvergne – Block A**, where contemporary coastal living meets refined design. Apartment No. 2 is an elegant third-floor residence, perfectly positioned with a desirable southerly aspect and breathtaking, uninterrupted sea views.

One of the **last few remaining** within this exclusive modern development, the apartment offers a beautifully balanced layout comprising two generously proportioned bedrooms and two stylish bathrooms. Thoughtfully designed interiors are enhanced by excellent natural light, while the elevated position ensures both privacy and a strong connection to the coastal setting.

Practicality meets luxury with **lift access to all floors**, **electric underfloor heating throughout**, and an **external store cupboard** providing valuable additional storage. The property further benefits from **two allocated parking spaces in tandem**, a rare and highly sought-after feature in this location.

An outstanding opportunity to secure a high-quality coastal apartment in a prime position, ideal as a principal residence, pied-à-terre, or investment within a landmark seafront development.





Outside

Eastern terrace off the lounge overlooking the Lido. Southern terrace with doors from the lounge and both bedrooms. Finished with composite decking.

Communal areas

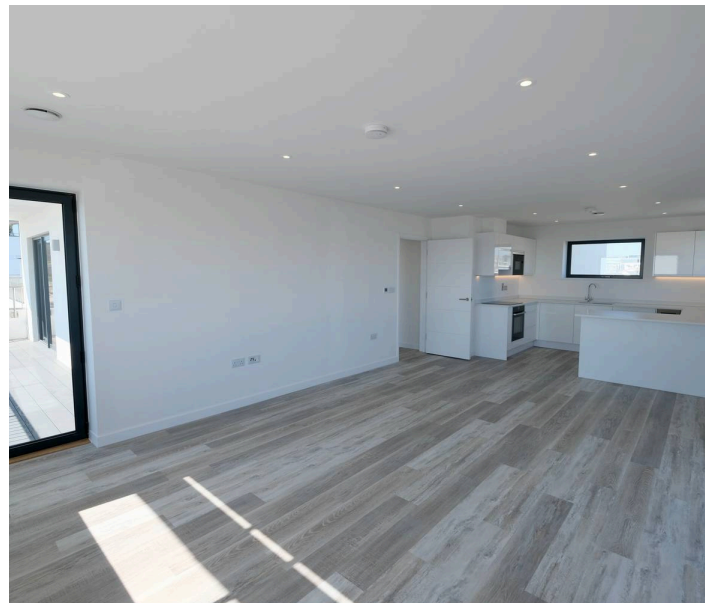
- 2 x designated parking spaces in tandem • 3 x Visitor parking spaces • Gated pedestrian access to the promenade • Otis passenger lift to all floors • Communal door entry system • Communal satellite dish system • Communal area lighting • Landscaped gardens • Bin store • External cold water tap in car parking area • Private, secure external store with space for a bicycle

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

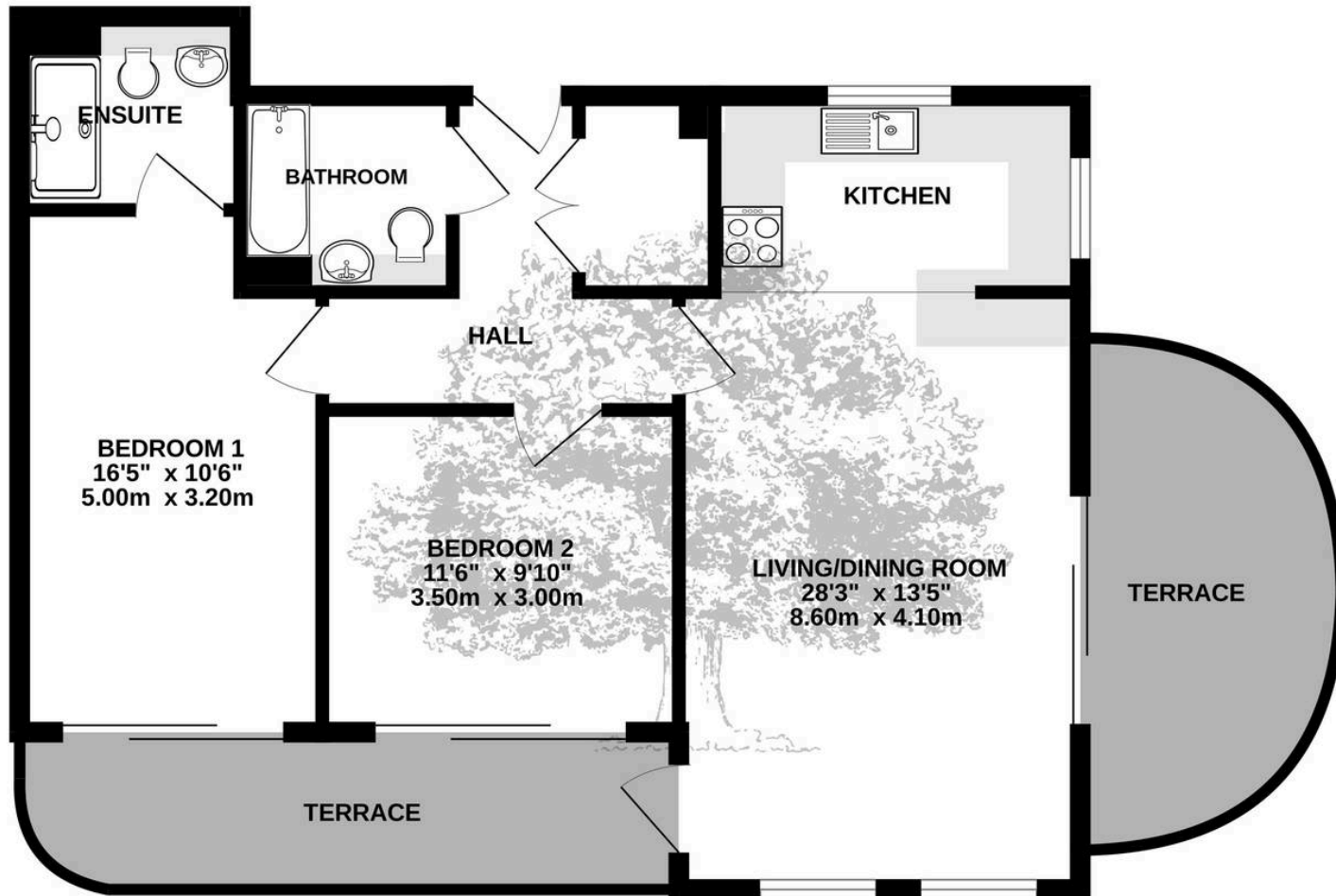
Service charge

£167.13 per month. Includes building insurance, cleaning, communal power and lighting, garden maintenance, lift maintenance and management fees.





THIRD FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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