



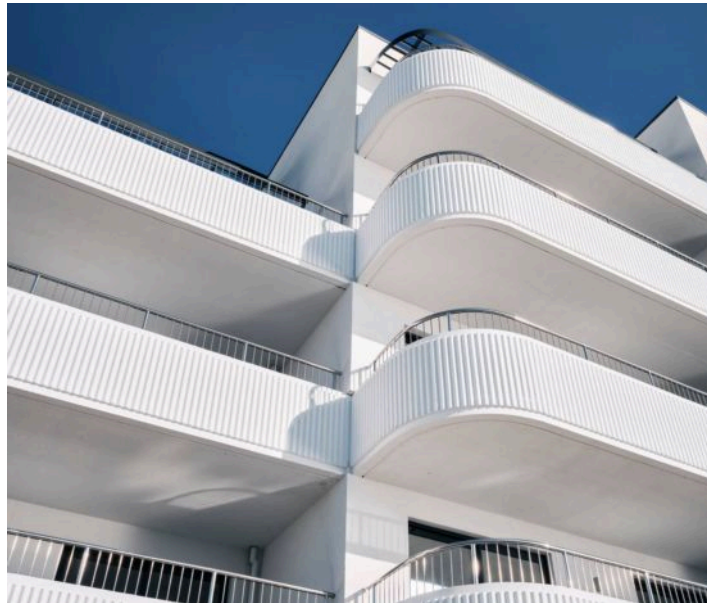
7 Fort D'Auvergne, Le Harve des Pas, St. Helier
£825,000

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7 Fort D'Auvergne, Le Harve des Pas

St. Helier, Jersey

- LAST FEW REMAINING
- Modern development
- Second floor 2 bedroom, 2 bathroom apartment
- Stunning sea views
- Parking for 1 car
- Lift access to all floors
- Electric underfloor heating throughout
- Sole agent
- Contact Doug on 07700 702585 or doug@broadlandsjersey.com



7 Fort D'Auvergne, Le Harve des Pas

St. Helier, Jersey

Welcome to **Fort d'Auvergne – Block A**. Apartment No. 7 is an elegant second-floor residence, beautifully positioned with a southerly aspect and **stunning, uninterrupted sea views** that define the living experience.

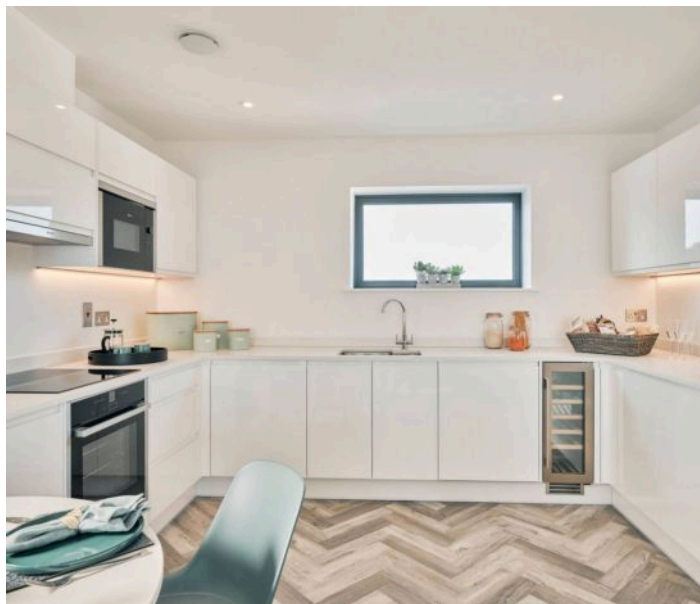
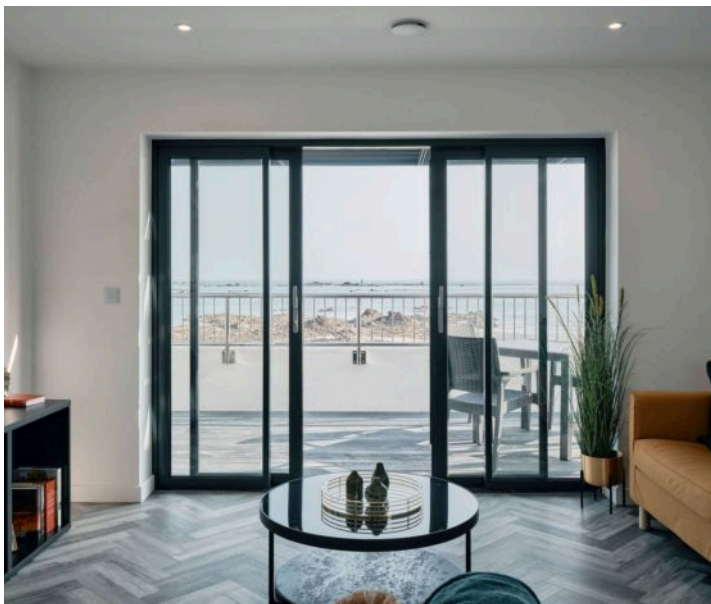
One of the **last few remaining** homes within this sought-after modern development, the apartment offers a refined balance of style, comfort, and coastal outlook. The spacious **open-plan lounge and kitchen** has been thoughtfully designed to maximise light and flow, creating an ideal setting for both everyday living and entertaining. The kitchen is fully fitted with a high-quality **English Rose** kitchen, combining timeless craftsmanship with contemporary functionality.

The accommodation comprises **two generous double bedrooms**, both enjoying sea-facing aspects. The principal bedroom benefits from a sleek en-suite shower room, while a well-appointed main bathroom is conveniently located off the entrance hall. All bathrooms and en-suites are finished with **quality Ideal Standard white sanitary ware**, ensuring a clean and elegant aesthetic throughout.

Further features include **electric underfloor heating throughout**, **lift access to all floors**, and **parking for one car**. Offered as **sole agent**, this exceptional apartment represents a rare opportunity to secure a premium coastal home within a landmark development.

A superb choice for those seeking modern seaside living with quality finishes, comfort, and captivating views.





Outside

Large Southern terrace with doors from the lounge and both bedrooms. Finished with composite decking.

Communal areas

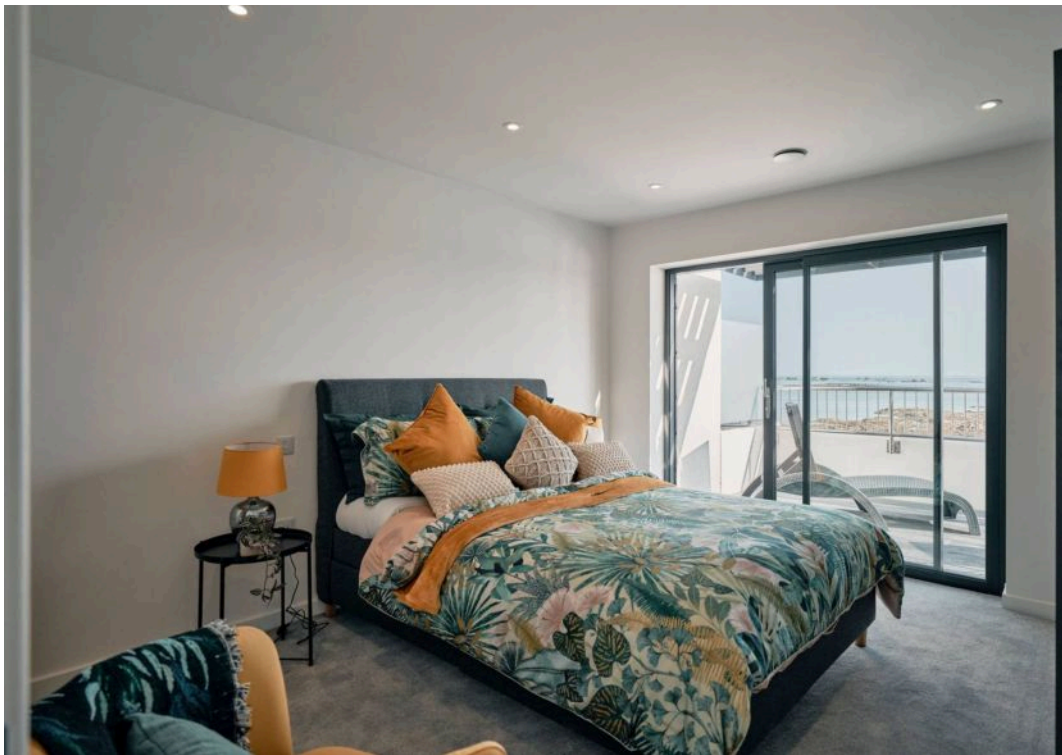
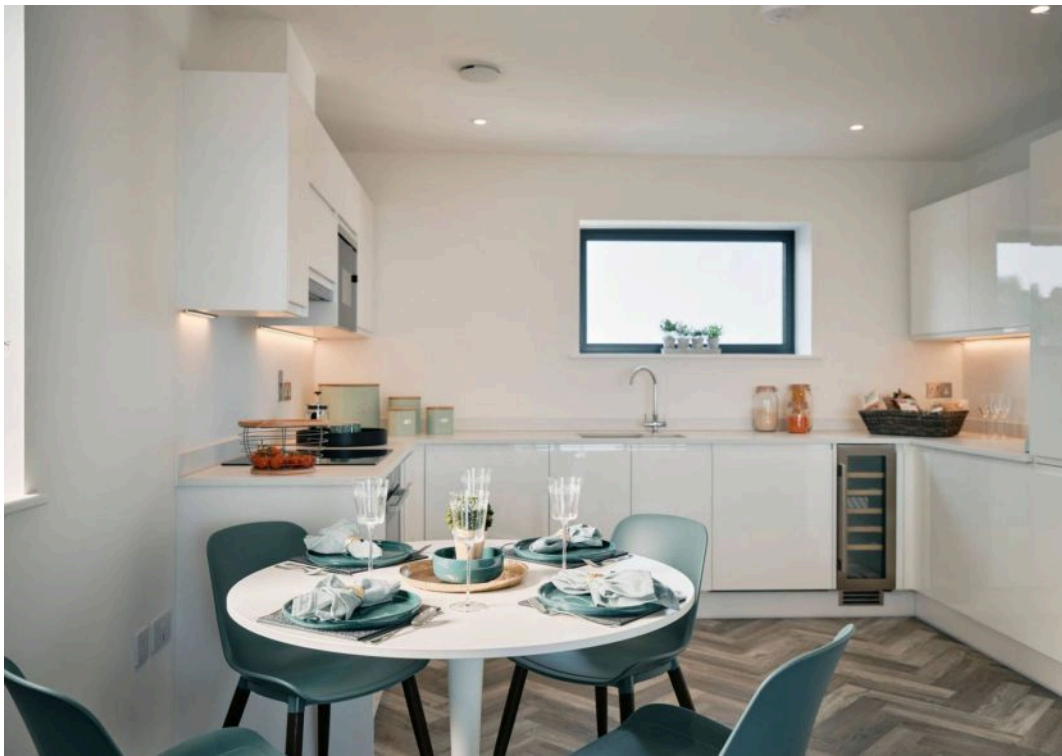
Designated parking space • 3 x Visitor parking spaces • Gated pedestrian access to the promenade • Otis passenger lift to all floors • Communal door entry system • Communal satellite dish system • Communal area lighting • Landscaped gardens • Bin store • External cold water tap in car parking area •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

Services

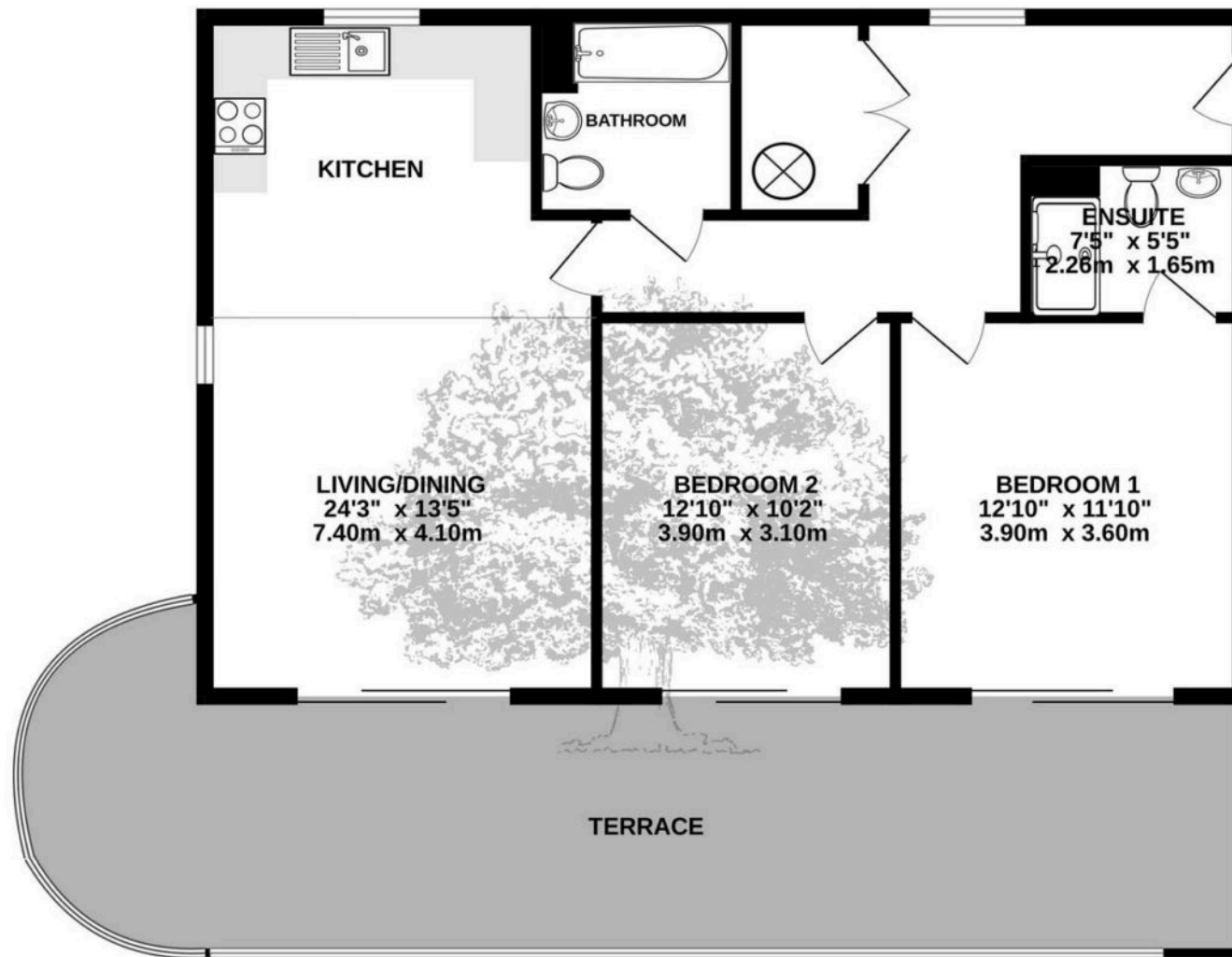
Heating and water • Robbens wet underfloor heating • Thermostatic controls to each room (WiFi controllable) • Electric boiler (Comet 14kW) • Rointe electric heated towel rail to bathroom and en-suite • Pressurised hot water cylinder. Albion 210 ltr unvented indirect cylinder providing hot water by means 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

£165.37 per month. Includes building insurance, cleaning, communal power and lighting, garden maintenance, lift maintenance and management fees.

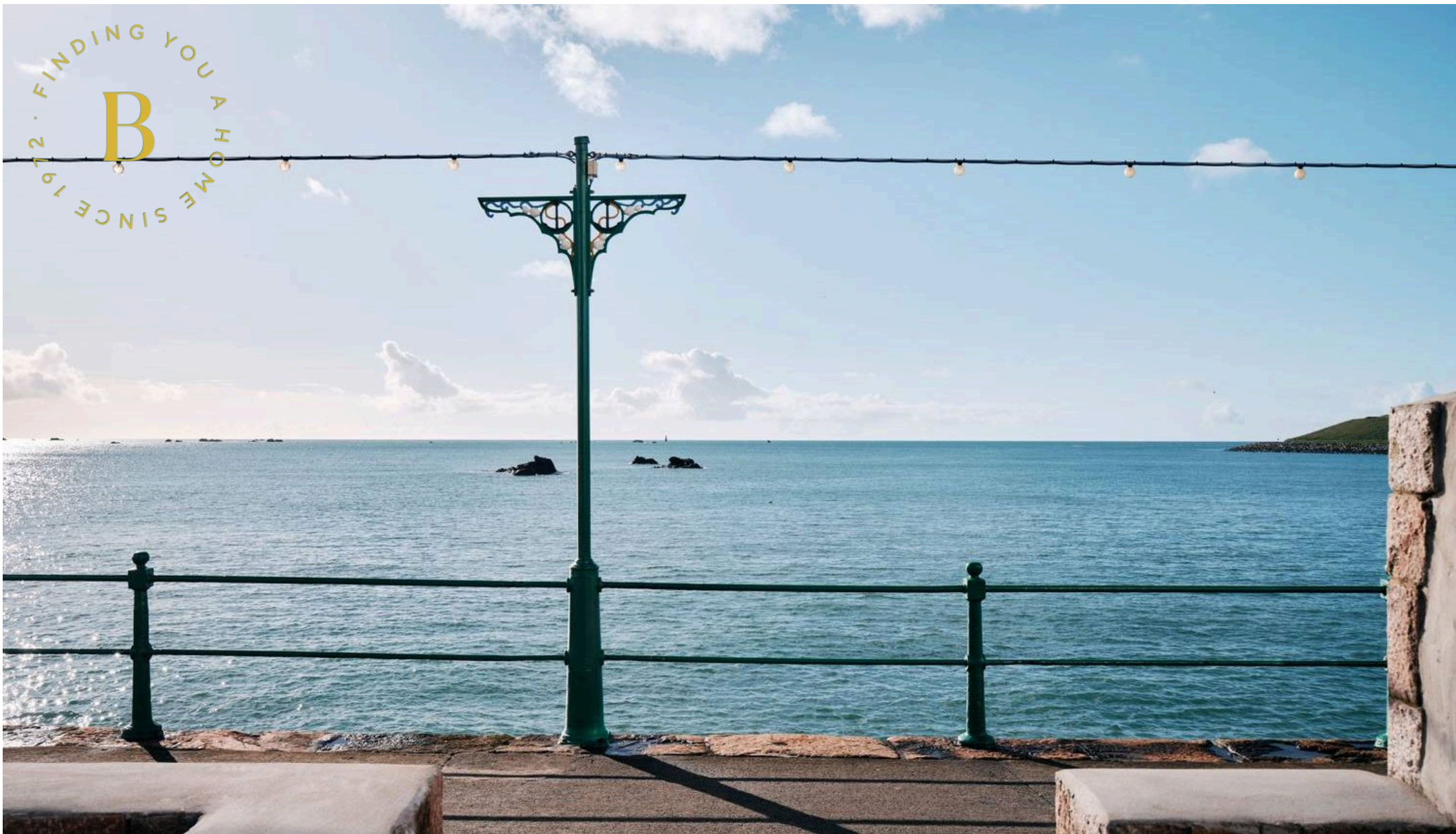


SECOND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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