

# BROADLANDS

FINDING YOU A HOME SINCE 1972



## Fort d'Auvergne

A SELECTION OF HIGH-SPEC 1&2 BEDROOM APARTMENTS | HAVRE DES PAS

TEL: 01534 880770

[WWW.BROADLANDSJERSEY.COM/FORT-DAUVERGNE](http://WWW.BROADLANDSJERSEY.COM/FORT-DAUVERGNE)



WELCOME TO

# Fort d'Auvergne

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Welcome to Fort d'Auvergne, Havre des Pas' brand new development of 25 luxury apartments. With premium finishes throughout, parking to all apartments and its stunning coastal location, Fort d'Auvergne is set to make the perfect home.

Residents will benefit from direct access on to the Eastern Cycle Network for safe and easy cycling to town and the west of the Island via St Helier's picturesque harbour.

The contemporary elegance of these apartments will be evident, complemented by the fresh sea breeze and enviable location. The open-plan layouts will seamlessly connect the space, creating a sense of fluidity and airiness, a haven to relax or entertain.

## LOCATION

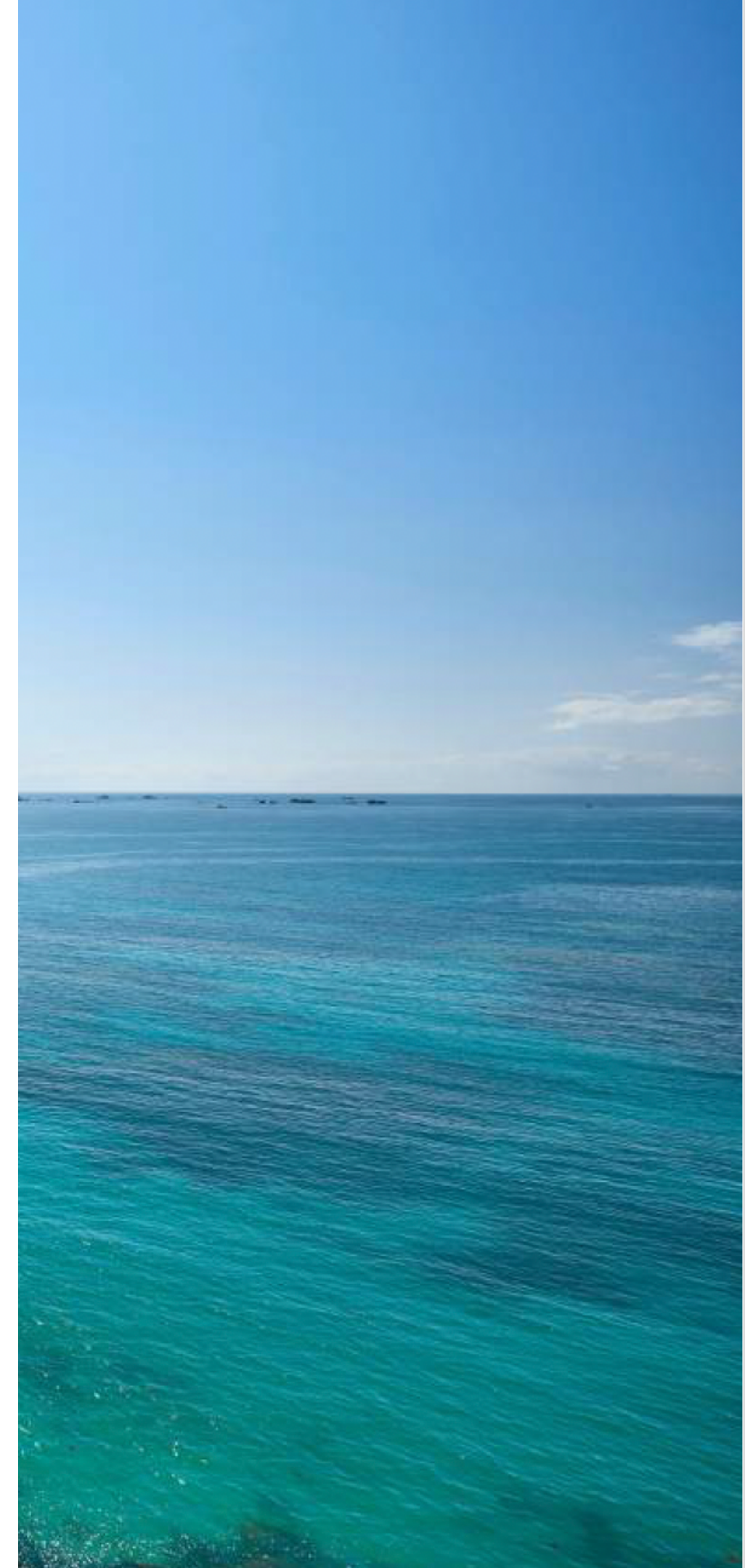
Nestled on the shores of Havre des Pas with the sandy beach on the doorstep, Fort d'Auvergne boasts an enviable balance of tranquility whilst situated just a 10-minute walk from the town centre.

## AMENITIES

There are numerous small convenience stores nearby, whilst larger supermarkets are only a short drive away. Residents of Fort d'Auvergne will be surrounded by popular restaurants and eateries such as The Good Egg and Roseville Bistro. There is a bus stop with regular services running across the island located right outside the development.

## SPECIFICATION

Finished to a premium standard throughout, these brand new apartments feature high quality fixtures and fittings including NEFF integrated appliances, Minerva work-surfaces and Caple wine coolers.







### **HAVRE DES PAS**

Havre des Pas is only a short stroll from St. Helier town centre, complete with a lido and a sheltered south-facing beach, flooded with Jersey sunshine and decorated with art-deco style boardwalks. The beachside cafés and restaurants dotted along the coast road along with its close proximity to the town centre makes Havre des Pas a desirable location for Jersey residents.



# B

## RESERVING YOUR NEW HOME

The purchase process will be handled by Broadlands Jersey. With our extensive experience in residential property in Jersey, your Fort d'Auvergne journey is in safe hands.

Broadlands got its start in 1972 and has been at the forefront of the Jersey real estate market for 5 decades. In fact, our CEO Roger Trower has trained the top dozen agents on the island!

We handle each transaction with care, honesty, integrity, and enthusiasm. As Jersey's leading real estate agency, we are committed to walking with you through this experience until you are completely satisfied.

To arrange a private viewing, or for more information, please contact us.

### BROADLANDS ESTATE AGENTS

1 Library Place, St Helier  
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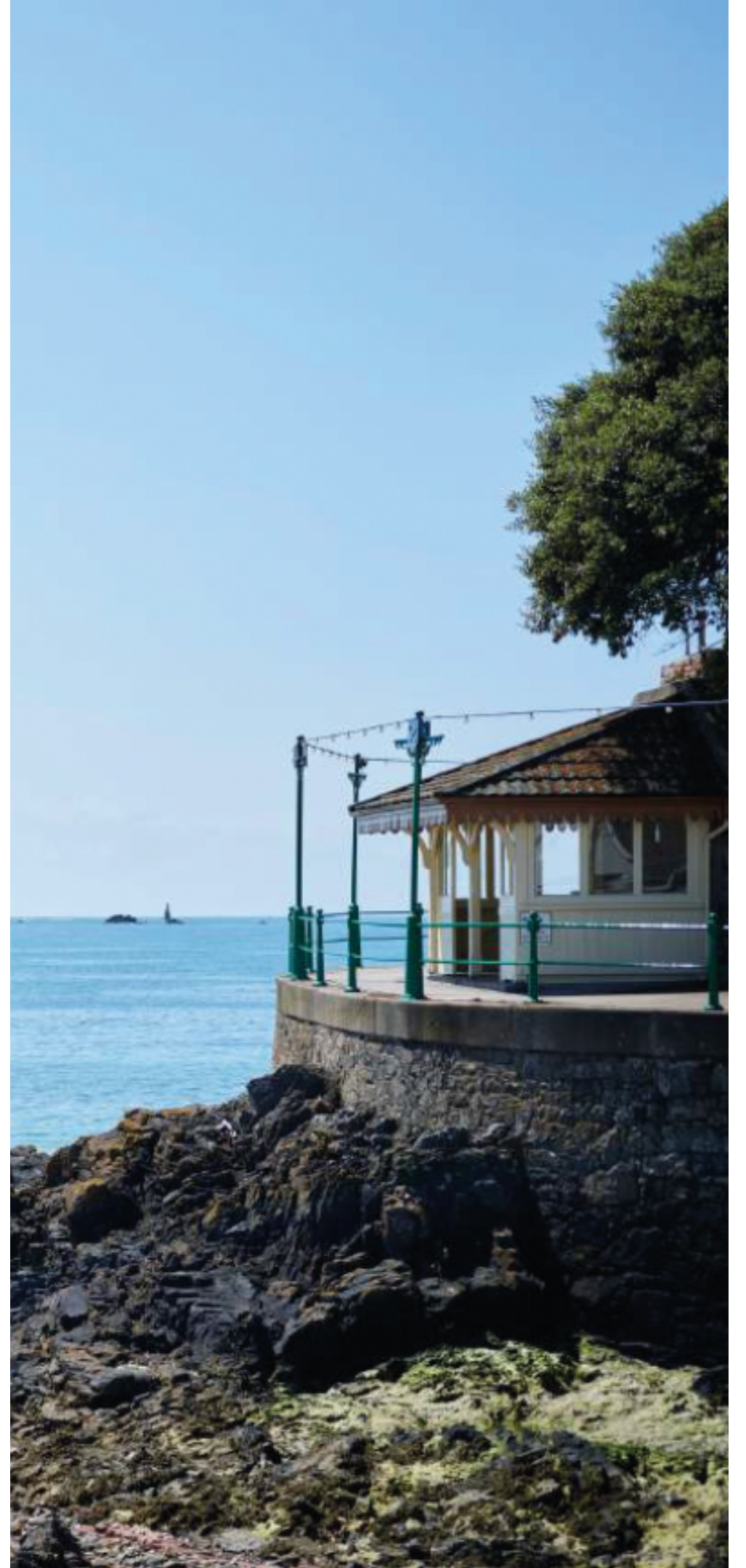
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## BLOCK A

# Specifications

## KITCHEN

- Fully fitted high quality “English Rose” kitchen
- Minerva work-surfaces
- Franke stainless steel 1.5 bowl sink and drainer with Franke 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

## UTILITY CUPBOARD

- Plumbed for washing machine. Space for tumble dryer (stacked)

## 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
- Nuaire whole apartment ventilation system
- Grohe Sense Guard leak detection and automatic shut off system

## 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

## EXTERNAL WINDOWS AND BALCONY/TERRACE DOORS

- Aluminium windows & external doors (RAL colour grey)

## INTERNAL DOORS

- Todd Doors Orta range factory finished in Satin White
- Karcher Design stainless steel door furniture



## BLOCK A

# Specifications

## 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

## FLOORING

- Cement screed
- Balconies finished with composite decking

## FINISHES

- Walls finished externally with Alsecco Silicone render system
- Internal walls and ceilings finished in white vinyl matt emulsion
- Woodwork finished in white satin with the exception of internal doors
- Balconies fitted with stainless steel guarding and external lighting

## COMMUNAL AREAS

- 1 x designated parking space per apartment in ground floor car park (Apts 1, 2, 3, 4 each have 2 x spaces (tandem)).
- 3 x Visitor parking spaces
- Gated pedestrian access to the promenade
- Otis passenger lift
- 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



BLOCKS B & C

# Specifications

## KITCHEN

- Fully fitted high quality “English Rose” kitchen
- Minerva work-surfaces
- Franke stainless steel 1.5 bowl sink and drainer with Franke 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

## 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 means of electric immersion (Apts 14, 16, 17 (1 bed apts) have Albion 180 ltr)
- Grohe Sense Guard leak detection and automatic shut off system

## 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

## UTILITY CUPBOARD

- Plumbed for washing machine. Space for tumble dryer (stacked)

## EXTERNAL WINDOWS AND JULIET BALCONY DOORS

- Aluminium windows & external doors (RAL colour grey)

## INTERNAL DOORS

- Todd Doors Orta range factory finished in Satin White
- Karcher Design stainless steel door furniture



BLOCKS B & C

# Specifications

## 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

## FLOORING

- Hideck acoustic timber flooring - upper floors
- Cement screed - ground floor

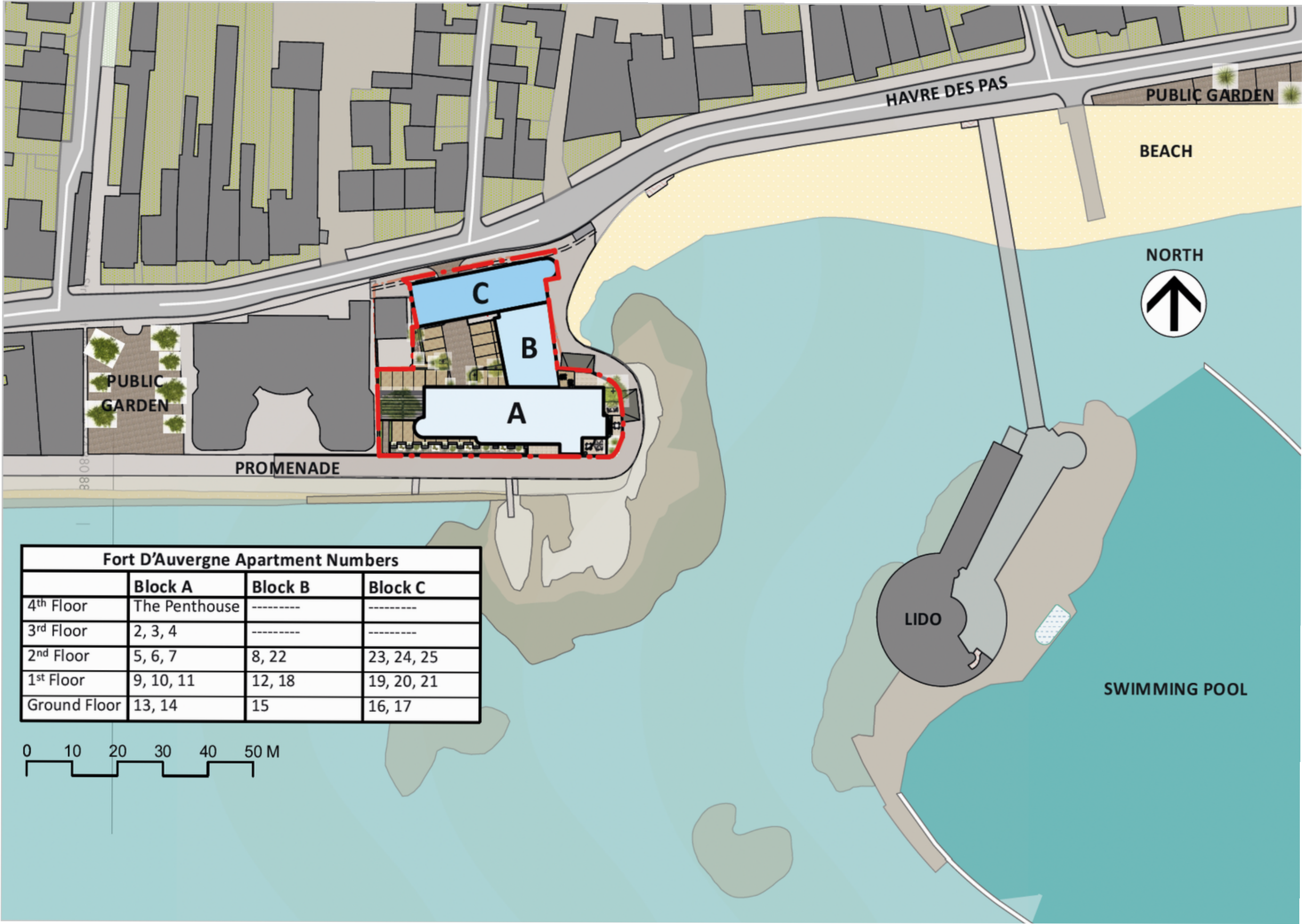
## FINISHES

- Walls finished externally with Alsecco Silicone render system
- Internal walls and ceilings finished in white vinyl matt emulsion
- Woodwork finished in white satin with the exception of internal doors

## COMMUNAL AREAS

- 1 x designated parking space per apartment 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







## PARKING

Please note that these particulars are for illustration purposes only and are subject to change. Within a policy of continuous development, individual features, measurements and specifications may vary. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract or warranty.















## Harry Trower

Born and raised in Jersey, Harry has been with broadlands for over 10 years. Over this time he has been involved in all aspects of the property market. He is currently using this experience to produce helpful blog posts and newsletters to keep people informed of what is happening in Jersey property. His friendly and knowledgeable approach helps if you are buying or selling. In his free time you will find him either surfing, keeping fit or out walking along Jersey's coast.

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## James Cumming

Jersey born, James was educated at Victoria College and studied Business at Southampton. He returned to Jersey to pursue his interests in property and has worked in the residential market for 7+ years now. During this time, James has widely developed his knowledge and expertise in the industry and has a wealth of experience across the market, from first time buyers to £3m+ properties. With his approachable and charming personality, James naturally puts his clients at ease throughout the transactional journey.

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### Misrepresentation Act 1967 & Property Misdescriptions Act 1991

Broadlands (and their joint agents if appointed) for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property.
3. This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of GST.
4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.
5. Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

### Anti-Money Laundering

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation. e.g. current utility bill. This is in order for us to comply with the current Anti Money Laundering Legislation.







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