

FORT  D'AUVERGNE



Your introduction to Fort d'Auvergne

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. All specification details can be found on pages 4 and 5.





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.

Reserving your new home

The purchase process will be handled by Maillard & Co. With their extensive experience in residential developments in Jersey, your Fort d'Auvergne journey is in safe hands.

With a history of property expertise dating back to 1928, Maillard & Co have adapted and evolved to become the Channel Islands' largest and longest-standing team of property professionals, all under one roof. The professional, knowledgeable and reliable choice when it comes to your property.

Reservations will take place at Maillard & Co, 31-33 New Street, St Helier.

Ensure that you're signed up to receive all Fort d'Auvergne updates from Maillard & Co, by tapping the button below.





Specification - Block A

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 & 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

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 2, 3, 4 each have 2 x spaces (tandem)). Penthouse Apt 1 has 3 spaces (2 x tandem and 1 further space)
- 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 stores
- External cold water tap in car parking area
- Bicycle store with charging facility for Electric bikes

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.



Specification - Blocks B & C

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

- 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

External windows & Juliet balcony doors

- Aluminium windows and external doors (colour RAL grey)

Internal doors

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

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 or 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

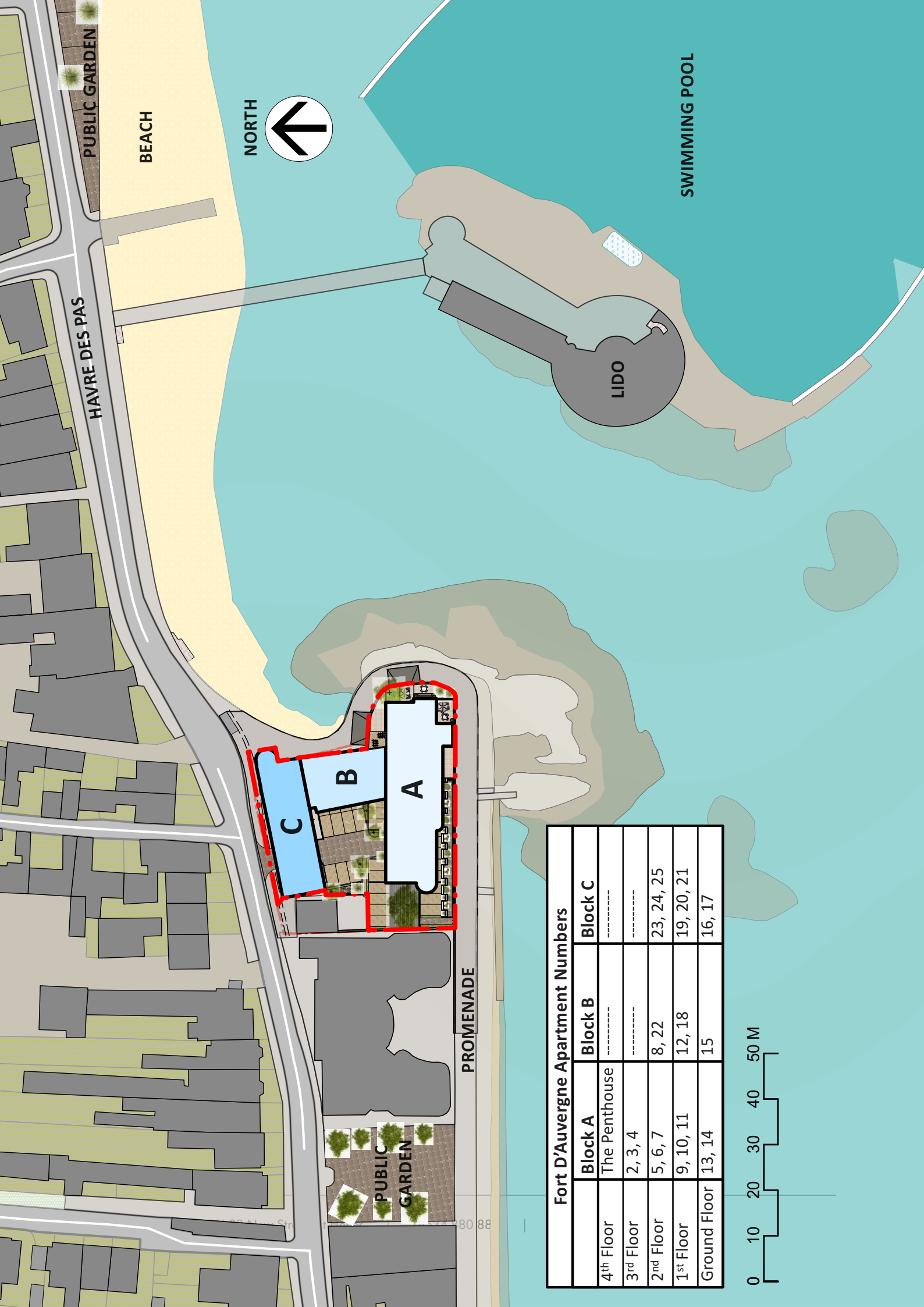
- 1 x designated parking space per apartment in ground floor car park
- 3 x Visitor parking spaces
- Gated pedestrian access to the promenade
- Otis passenger lift (serving Apts 8 & 12 only)
- Communal door entry system
- Communal satellite dish system
- Communal area lighting
- Landscaped gardens
- Bin stores
- External cold water tap in car parking area
- Bicycle store with charging facility for Electric bikes

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Apartments

Apartment	Floor	Bedrooms	Seaview	Sqm	Sqft
The Penthouse	Fourth	2	Y	130.4	1404
2	Third	2	Y	82.2	885
3	Third	2	Y	76.5	823
4	Third	2	Y	82.4	887
5	Second	2	Y	82.2	885
6	Second	2	Y	76.5	823
7	Second	2	Y	82.4	887
8	Second	2	Y	83.9	903
9	First	2	Y	82.2	885
10	First	2	Y	76.5	823
11	First	2	Y	82.4	887
12	First	2	Y	81.8	880
13	Ground	2	Y	81.9	881
14	Ground	1	Y	59	635
15	Ground	2	Y	83.8	902
16	Ground	1	Y	57.5	619
17	Ground	1	N	55.9	602
18	First	2	Y	87.3	937
19	First	2	Y	67.8	730
20	First	2	N	71.8	773
21	First	1	Y	61.2	659
22	Second	2	Y	91.2	982
23	Second	2	Y	68.3	735
24	Second	2	N	72.1	776
25	Second	2	Y	62.4	672

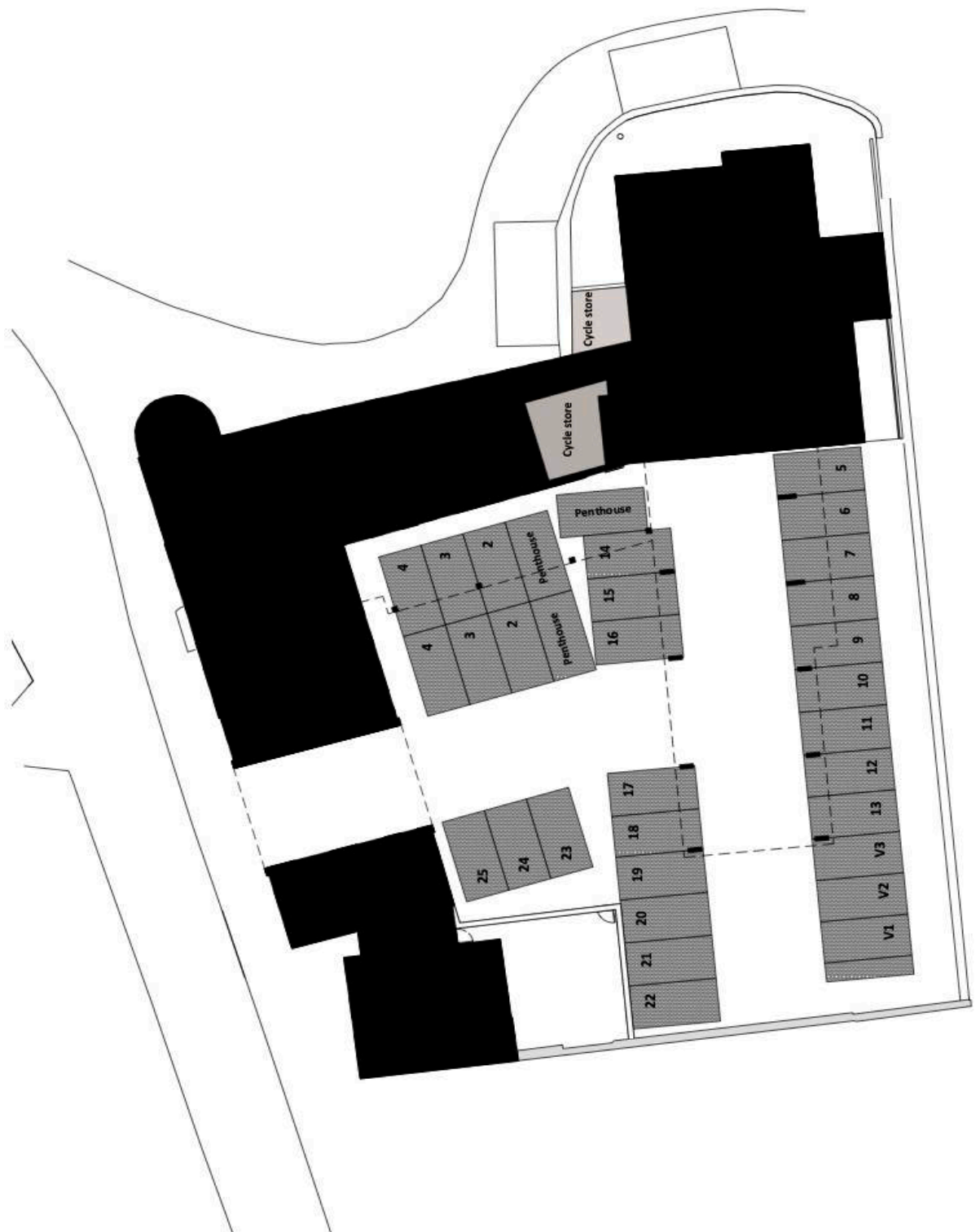


Fort D'Auvergne Apartment Numbers			
	Block A	Block B	Block C
4 th Floor	The Penthouse	-----	-----
3 rd Floor	2, 3, 4	-----	-----
2 nd Floor	5, 6, 7	8, 22	23, 24, 25
1 st Floor	9, 10, 11	12, 18	19, 20, 21
Ground Floor	13, 14	15	16, 17





Parking



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**Leanne Kirkland**

Group Director | ACA BA (Hons)

**John Pirouet**

Group Managing Director | ACA BA (Hons)

**Michael Dean**

Sales Consultant

**Kerri Boocock**

Sales Consultant

FORT D'AUVERGNE

Misrepresentation Act 1967 & Property Misdescriptions Act 1991

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(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.