




Hamptons

INTERNATIONAL



No.14 Fort d'Auvergne

1  1  1 

£540,000

(£535,000)

Property details



Key features

- **Luxury brand new development**
- **Ground floor 1 bedroom, 1 bathroom**
- **Large terrace with beach and sea view**
- **Lift access to all floors**
- **Electric underfloor heating throughout**
- **Parking for 1 car plus visitor spaces**
- **Sole agent**
- **Contact James on 07829835076 or j**

Attributes

- **Apartment**
-  **Private parking**
-  **Garden**

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Description

No.14 is on the ground floor of Block A and has one bedroom and one bathroom. Lounge / Kitchen Open plan reception space Fully fitted high quality "English Rose" kitchen Minerva work-surfaces Franke stainless steel 1½ bowl sink and drainer with 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 Bathroom • Quality Ideal Standard white sanitary ware • Merlyn Ionic shower screens and shower trays • Thermostatic shower mixers • Strip light with shaver socket Outside Terrace off the reception space and bedroom is finished with composite decking. Communal areas • 1 x designated parking space in ground floor car park • 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. 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) • Nuair 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 is £116.28 per month.

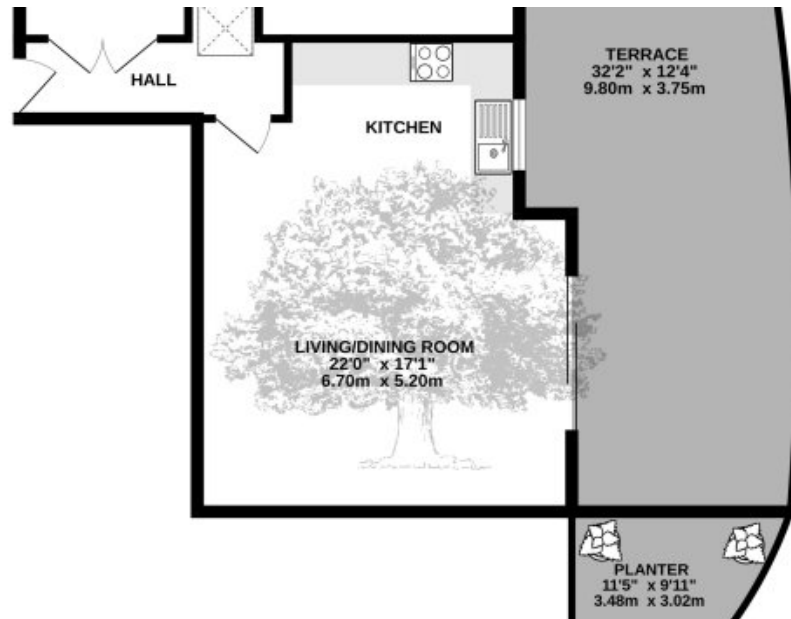




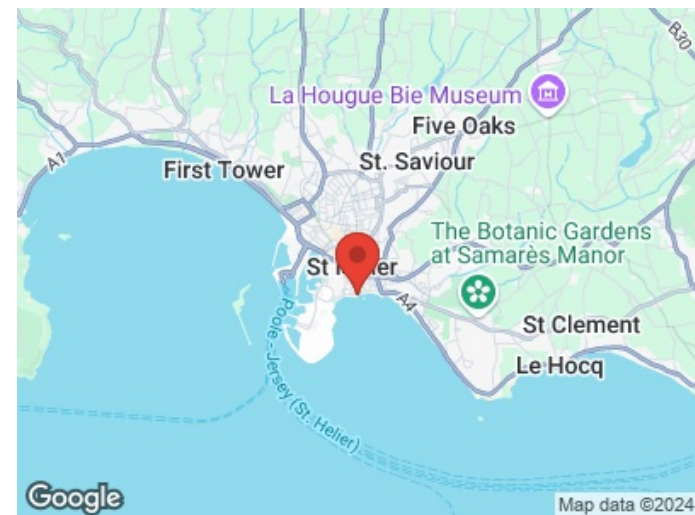
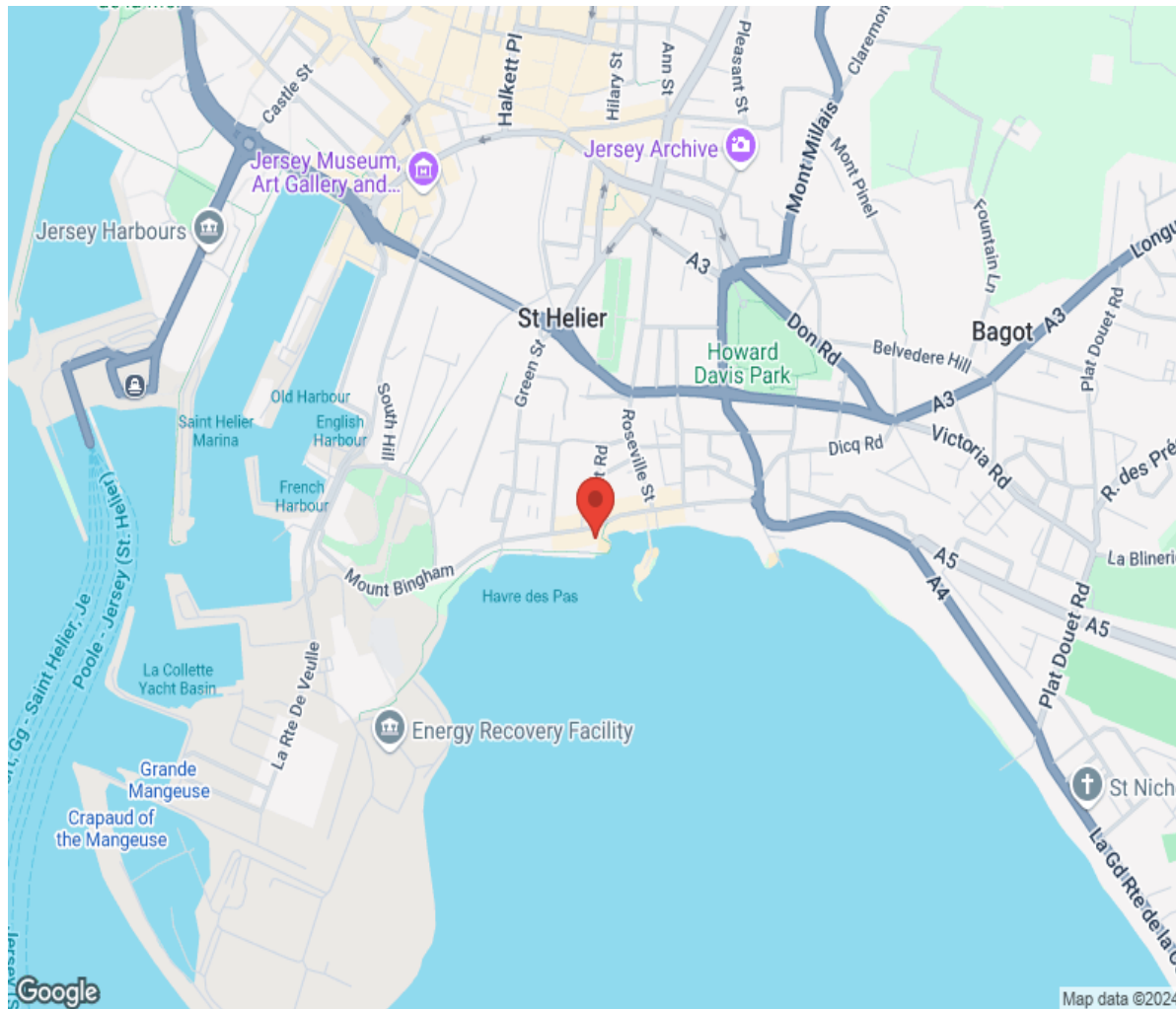




Floor plan



Location



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+44 20 3918 9635

international@hamptons.co.uk

www.hamptons-international.com