



Apt 4 Baycroft

La Route De La Haule
St. Lawrence
Jersey
JE3 1BA

£1,600,000

FC070

FLYING FREEHOLD - ONLY 3 APARTMENTS REMAINING. BEAUTIFUL SHOW APT -

Introducing Baycroft: A Small Coastal Haven of Unparalleled Luxury

Apt 4 is a 3 bed, 2 bath apartments located on the first floor - 1,248 sq.ft

Nestled along the captivating shoreline, Baycroft emerges as an exceptional development that promises a lifestyle like no other. This exclusive project, brought to life by Ashbe Construction on behalf of Melrose Homes, comprises seven luxurious apartments that redefine coastal living.

Baycroft has been constructed with meticulous attention to detail. Architecturally designed to seamlessly blend with the surrounding properties, paying homage to a unique charm and character. The development embraces an abundance of contemporary features, offering residents a harmonious fusion of classic elegance and modern comfort.

Standing in an enviable location, designed with convenience and accessibility, the apartments are moments away from the beach and the vibrant communities of St. Helier and St. Aubin's Harbour which offer a plethora of dining, shopping, and entertainment options to explore. Residents can take advantage of the nearby western cycle path, perfect for leisurely bike rides while enjoying the scenic coastal surroundings.

Each apartment offers a south facing private terrace or garden together with beautiful landscape gardens. Private garage and parking are included with storage with each purchase, ensuring the security and convenience for residents. Additional visitor spaces are provided. As a nod to sustainability, an electric vehicle charge point is included in the garage, allowing environmentally conscious residents to effortlessly power their vehicles.

Don't miss this opportunity to secure your dream lifestyle at Baycroft, now is the time to embark on this exceptional coastal living experience.











Approximate total area⁽¹⁾
1174.38 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

Outside

Each apartment comes with its own South facing terrace
Communal landscaped gardens
Each apartment comes with a single garage with mechanically operated garage door, storage above plus one external private parking space
Shared visitor spaces
Gated entrance
Electric vehicle charge point in garage

Day 1 - £5,000 non-refundable deposit
Day 28 - £15,000 non-refundable deposit
Balance due upon completion

Services

All mains
Underfloor electric heating throughout; WIFI enabled controls
Fully wired to latest sky TV requirements & fibre broadband.
Low voltage lighting incl bulbs – spotlights or similar (not pendants)
Fitted wardrobes to master bedroom
Lift access to all floors
Kitchens to include, appliances and white goods included Neff or similar
Stone worktops to kitchen & utility
Kitchen splash back in stone or tile
Finished floors in either tile or engineered wooden flooring throughout main living areas; carpet to bedrooms.
Contemporary wall hung WC to bathrooms, including vanity units incl mirrors to all bathrooms

Directions

Heading West from Bel Royal, Baycroft is on the RHS before the turning to Parc du Rivage

Call us on

01534 888855

jersey@fineandcountry.com

www.fineandcountry.je

5 King Street, St Helier, Jersey, JE2 4WF

MONEY LAUNDERING REGULATION - 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 and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.