



# Apt 1 Baycroft

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

£1,550,000

FC067

FLYING FREEHOLD \*\*LAST REMAINING GROUND FLOOR APARTMENT\*\*

Apt 1 is a 3 bed, 2 bath ground floor apartment with a large patio/garden - 1,592 sq.ft

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

With meticulous attention to detail, Baycroft has been architecturally designed to seamlessly blend with the surrounding properties, paying homage to their unique charm and character. However, it also embraces contemporary sensibilities, offering residents a harmonious fusion of classic elegance and modern comfort.

Positioned in an enviable location and designed with convenience and accessibility in mind, the apartments are just moments away from the beach. The vibrant communities of St. Helier and St. Aubin's Harbour are within easy reach, offering a plethora of dining, shopping, and entertainment options to explore. 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 and there are also beautiful landscape gardens for all to enjoy. Allocated garage spaces are available with storage above for each apartment, ensuring the security and convenience of residents. Additionally, visitor spaces are provided to accommodate guests. 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 out on the opportunity to secure your dream apartment at Baycroft, now is the time to embark on this exceptional coastal living experience.



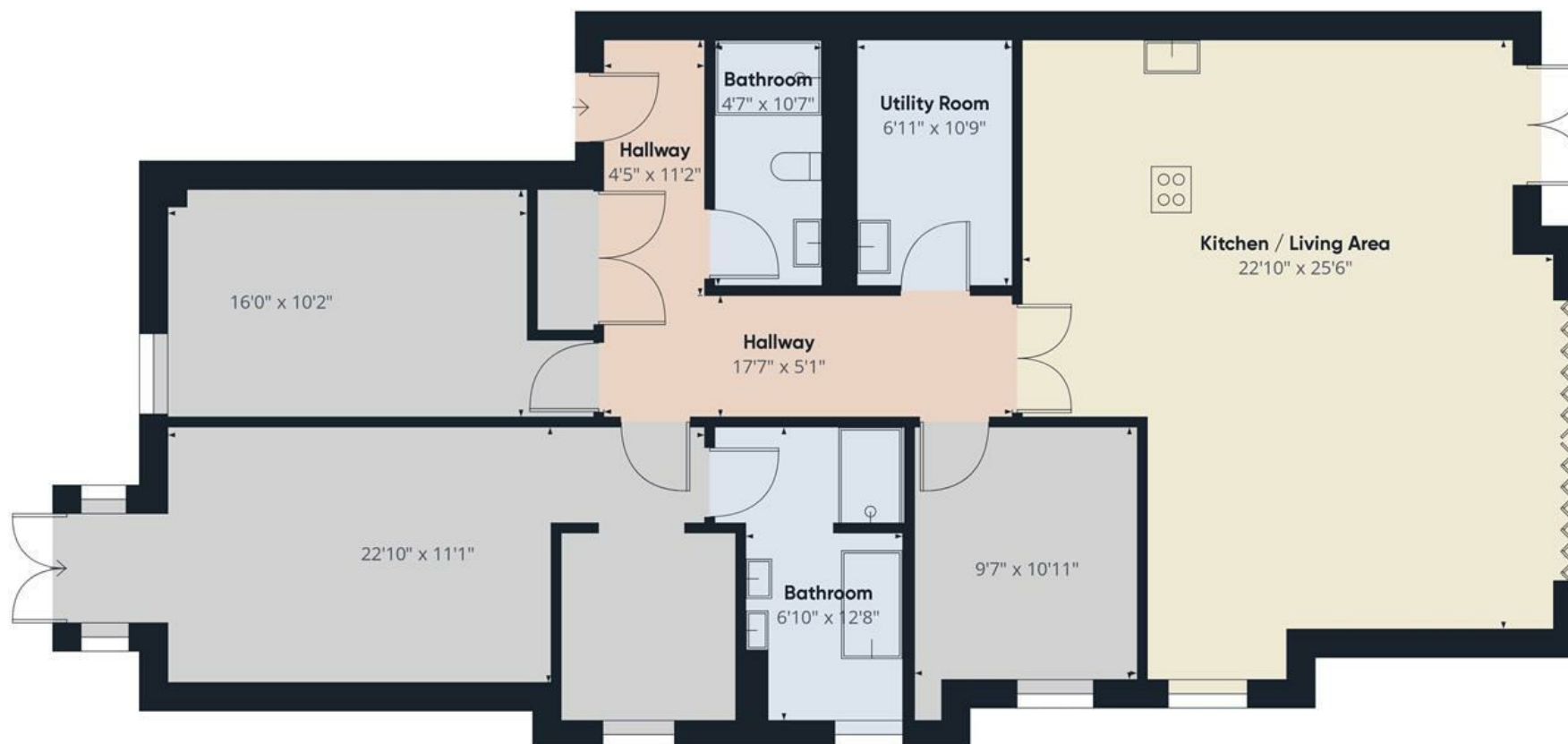












Approximate total area<sup>(1)</sup>  
1510.79 ft<sup>2</sup>

(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

## Outside

This apartment comes with its own front and rear patio and garden  
Communal landscaped gardens  
Each apartment comes with a single garage with an electric operated garage door, storage above plus one external private parking space  
2 shared visitor spaces  
Gated entrance  
Electric vehicle charge point in garage  
Communal exterior bike rack

### TO RESERVE AN APARTMENT

£5,000 reservation fee  
£15,000 non-refundable payable 28 days later  
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  
Carpets in bedrooms  
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**

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