



# Apt 3 Baycroft

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

£1,600,000

FC069

FLYING FREEHOLD - ONLY 3 APARTMENTS REMAINING -

Introducing Baycroft: A Coastal Haven of Unparalleled Luxury

Apt 3 is a 3 bed, 2 bath apartment located on the first floor - 1,278 sqft

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.

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.

Apartment 3 enjoys a south facing private terrace and enjoys communal 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<sup>(1)</sup>  
1208.69 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

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

## 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**

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