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Apt 4, Baycroft, La Route De La Haule, St. Lawrence, Jersey  
£1,600,000

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# Apartment 4, Baycroft, La Route De La Haule

St. Lawrence, Jersey

- Completed now and ready to move in!
- Exclusive development of 7 apartments
- Built by Ashbe Construction for Melrose Homes
- Easy access to St. Helier, St. Aubin's Harbour and Airport
- Easy access onto the western cycle path and promenade walk
- High specification finishes throughout
- Stone's throw from the beach
- Allocated garage parking and visitor spaces
- Private South facing terrace & communal gardens
- Charlie Smith 07700 348421 / [charlie@broadlandsjersey.com](mailto:charlie@broadlandsjersey.com)



## Apartment 4, Baycroft, La Route De La Haule

St. Lawrence, Jersey

Recently completed, Baycroft is an exclusive development of seven luxury apartments overlooking St Aubins Bay. Built to an immaculate standard by Ashbe Construction for Melrose Homes, Baycroft has been architecturally designed to echo design elements of the surrounding properties whilst providing a contemporary lifestyle with high specification finishes throughout. Apartment Four features three bedrooms and two bathrooms across 1,248sqft and benefits from its own south facing terrace, as well as the use of the landscaped communal gardens, garage with electric charge point and allocated parking space as well as visitor spaces. Ideally located across the road from the beach and promenade with easy access to St Aubins Harbour cafes and restaurants.





### Living

Bright & airy open plan kitchen/diner/living room, separate utility room

### Sleeping

3 bedrooms and 2 bathrooms. Primary bedroom with ensuite

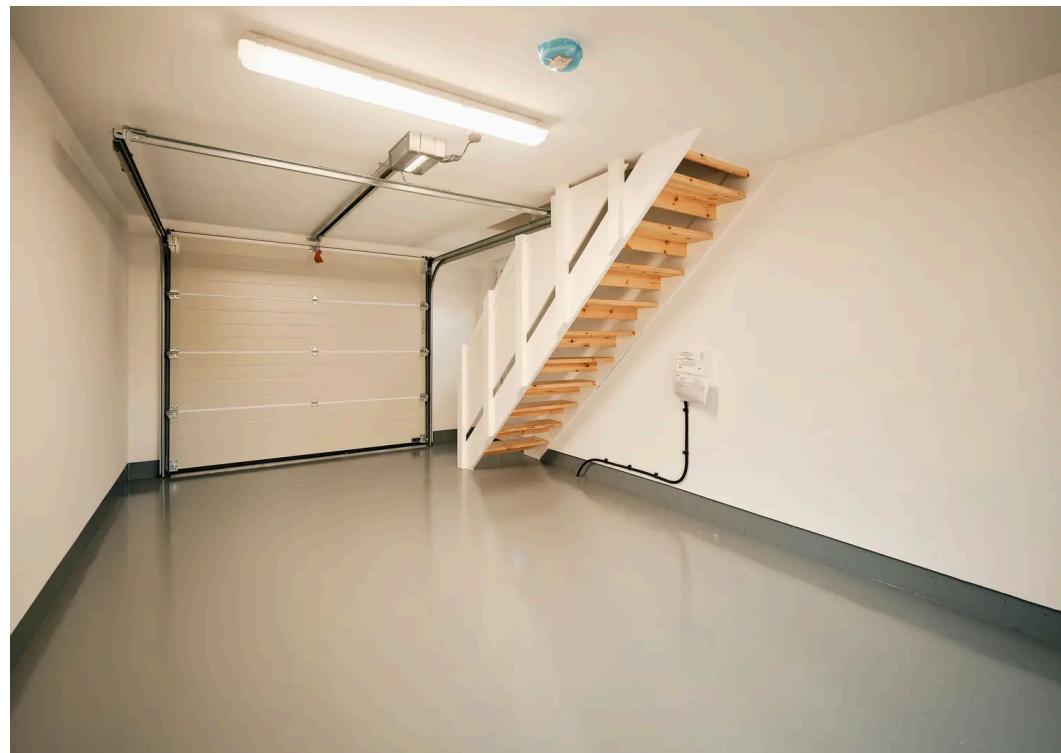
### Outside

Private, south facing terrace, as well as the use of the landscaped communal gardens. Garage with electric charge point and allocated parking space, as well as visitor spaces

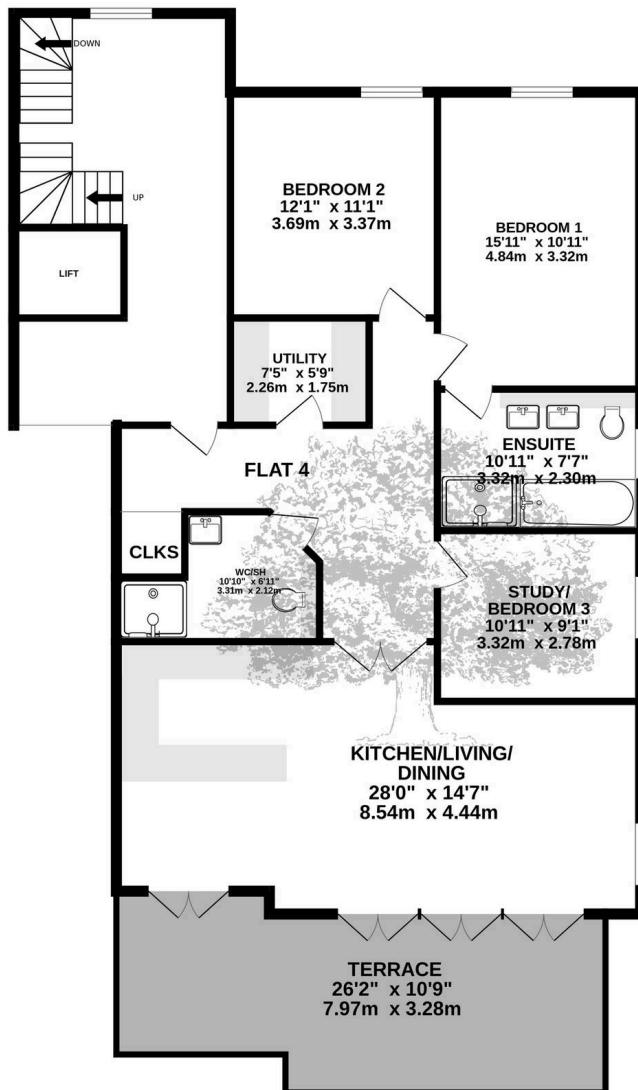
### Services

All mains services excluding gas. Service charge £237.30 month. Inclusive of Repairs and Maintenance, Cleaning & Windows, Communal Electrics, Management fee, Lift Insurance, Lift Maintenance, Fire Maintenance, Gardener, Building insurance, Sinking Fund





GROUND FLOOR  
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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