

THE PENTHOUSE, BAYCROFT



3

BEDROOMS

3

BATHROOMS

2,046

SQ FT

3.2%

YIELD

POA ST. LAWRENCE

An exciting new development by the sea. Baycroft is an exclusive development of seven luxury apartments built by Ashbe Construction on behalf of 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. The Penthouse benefits from three private South facing terraces, as well as use of the landscaped communal gardens, two allocated garages with electric charge points and allocated parking space as well as visitor spaces. Ideally positioned just a stone's throw from the beach Baycroft provides easy access to St Aubin's Harbour where one can enjoy anything from a coffee to gourmet cuisine. For more information, please contact the Livingroom sales team on 01534 717100 or email jersey@livingroomproperty.com



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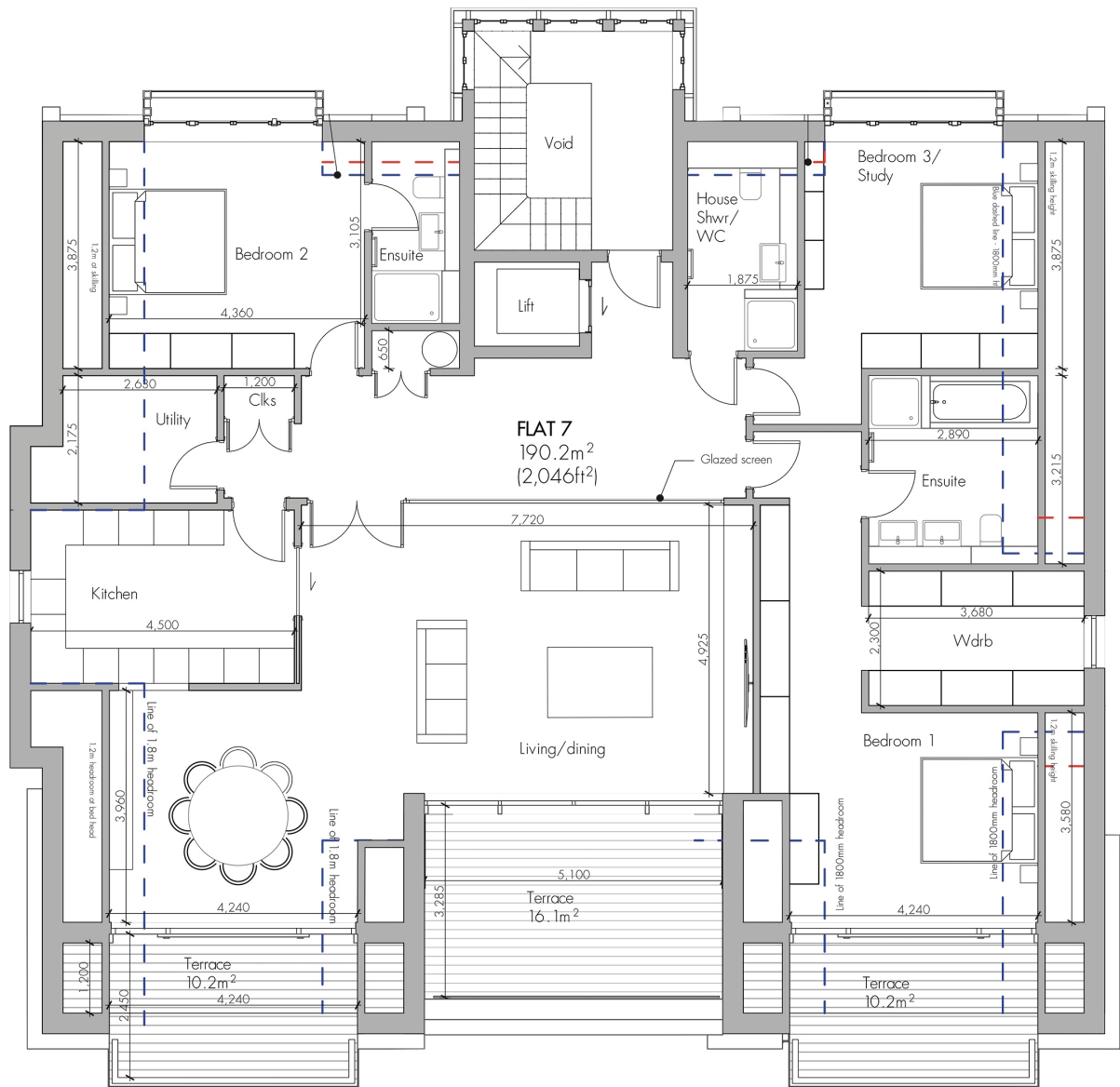












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KEY FACTS

Exclusive development of 7 apartments
Built by Ashbe Construction for Melrose Homes
Fantastic sea views
Three private terraces
Lift access directly into the apartment
Air conditioning
Easy access to St. Helier and St. Aubin's Harbour
Enjoy the western cycle path and promenade walk
High specification finishes
Stone's throw from the beach
Two Allocated garages, parking and visitor spaces
Electric vehicle charge point in garage
Secure your apartment today

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric underfloor central heating

POTENTIAL RENTAL INCOME

£7,000 per month

SERVICE CHARGE

TBC

TENURE

Flying Freehold

SERVICE CHARGE

Rudwin Property Management
£353.01 per month

INCLUSIONS

As Per Inventory

SCHOOL CATCHMENT

Bel Royal
Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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