

APARTMENT FOUR, BAYCROFT

COMING SOON

COMPLETION DUE END OF 2023 ...



LIVINGROOM
The Channel Island Estate Agent

3

BEDROOMS

2

BATHROOMS

1,248

SQ FT

3.2%

YIELD

£1,600,000 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. Apartment Four benefits from its own 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. 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 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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BAYCROFT

ST. LAWRENCE



BAYCROFT

EXCITING NEW DEVELOPMENT BY THE SEA



BAYCROFT

THE PROPERTY



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BAYCROFT

PROPOSED SITE PLAN



BAYCROFT

PROPOSED GARAGING & PARKING



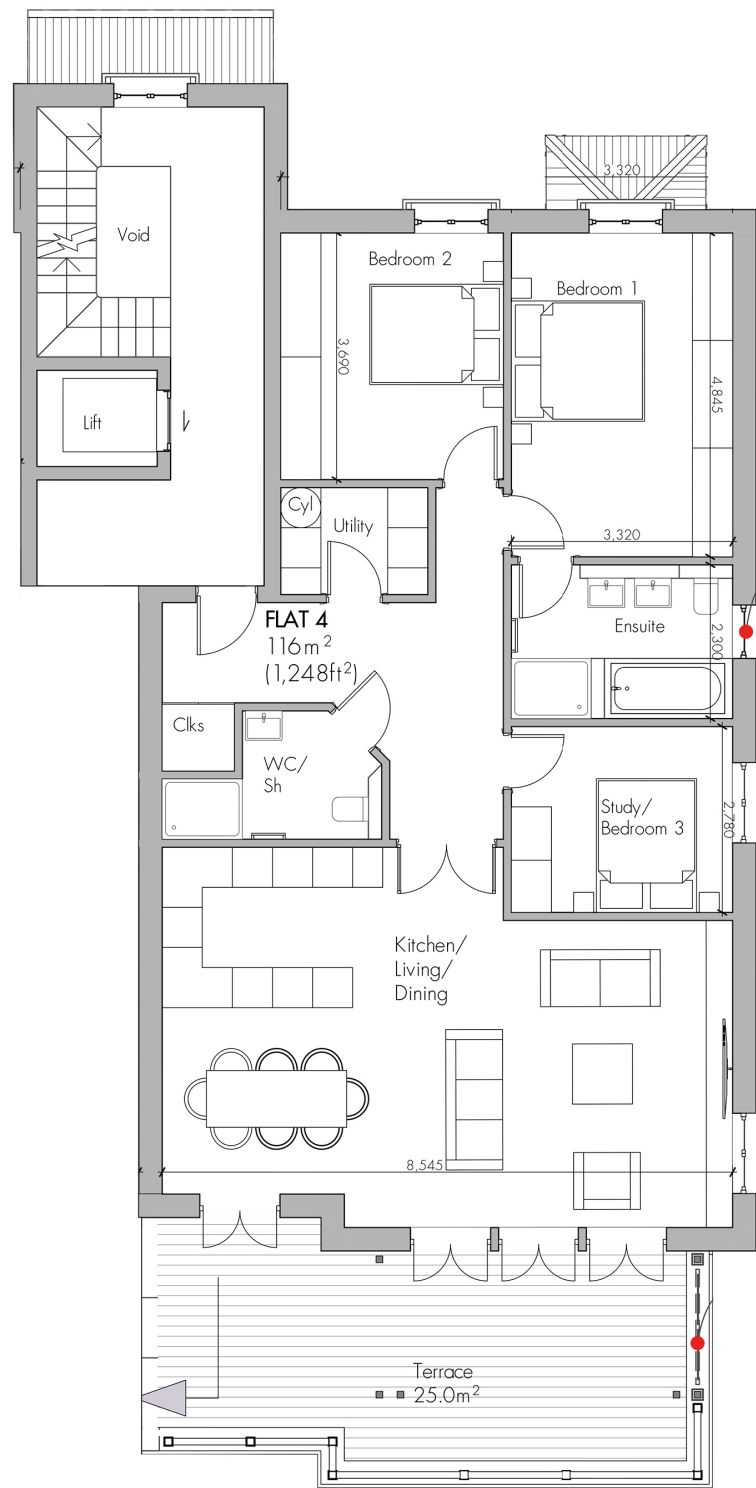
GARAGING & PARKING
ALL APARTMENTS

BAYCROFT

PROPOSED FIRST FLOOR



FIRST FLOOR
APARTMENT THREE & FOUR



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KEY FACTS

Completion due end of 2023
Exclusive development of 7 apartments
Built by Ashbe Construction for Melrose Homes
Fantastic sea views
Private South facing terrace
Lift access
Easy access to St. Helier and St. Aubin's Harbour
Enjoy the western cycle path and promenade walk
High specification finishes throughout
Stone's throw from the beach
Allocated garage, 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

£4750 per month

SERVICE CHARGE

TBC

TENURE

Flying Freehold

IMPORTANT INFORMATION - PAYMENT SCHEDULE

Day 1 - £5,000 non-refundable deposit

Day 28 - £15,000 non-refundable deposit

Balance due upon completion

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.

£1,600,000



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