APARTMENT FOUR, BAYCROFT



3	2	1,248	3.4%
BEDROOMS	BATHROOMS	SQ FT	YIELD

£1,500,000 **ST. LAWRENCE**

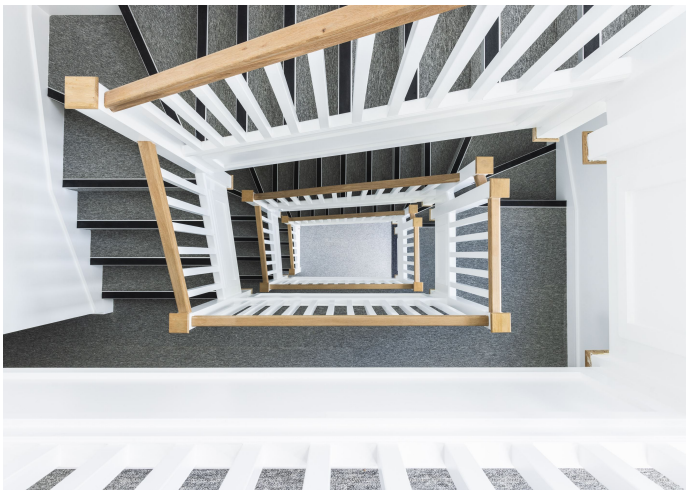
An exciting new development by the sea. Baycroft is an exclusive development of seven luxury apartments built by Ashbe Construction on behalf of Melrose Homes. Baycroft has been architecturally designed to echo design elements of the surrounding properties whilst providing a contemporary lifestyle with 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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The Channel Island Estate Agent























































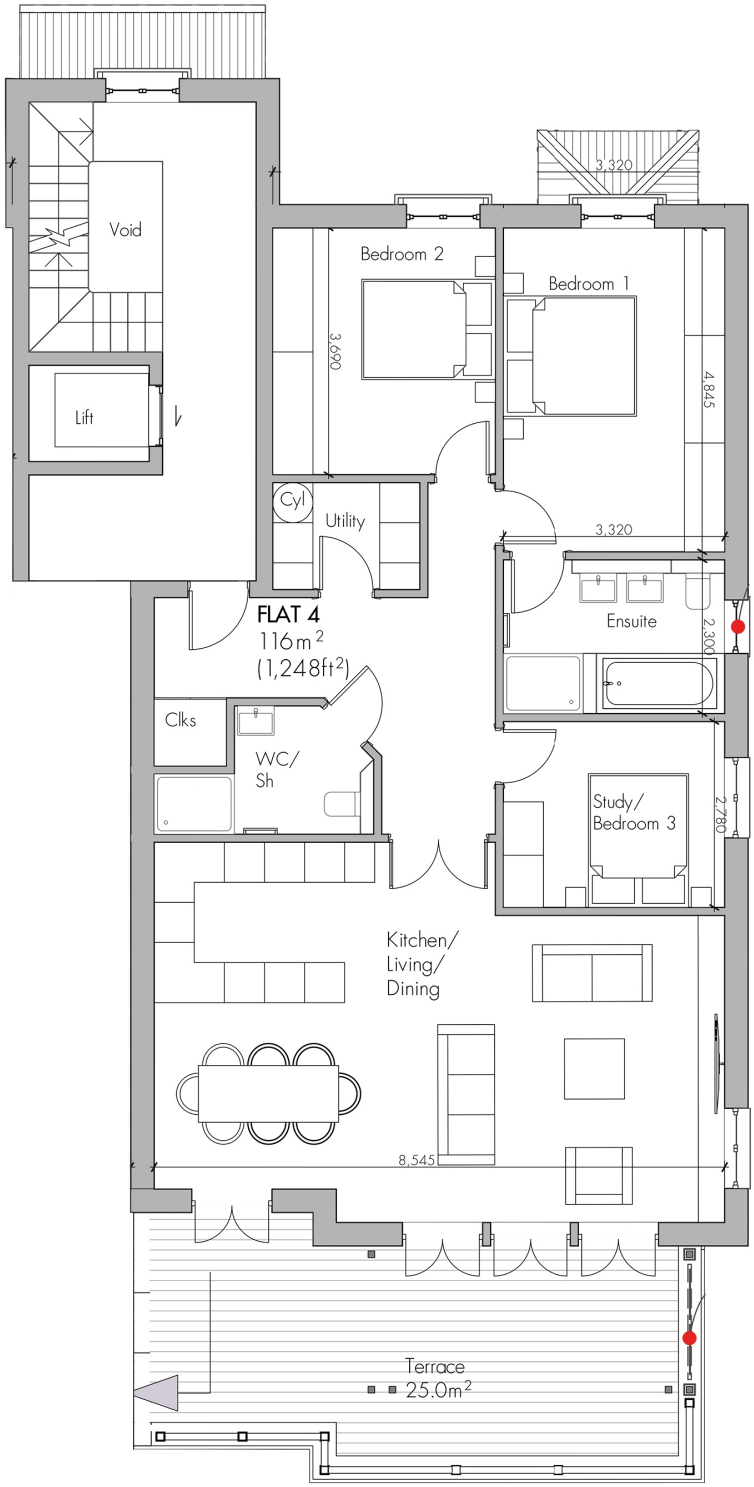












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KEY FACTS

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

£237.30 per month

Rudwin Property Management

TENURE

Flying Freehold

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.

£1,500,000



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