

# APARTMENT THREE, BAYCROFT



**3**

BEDROOMS

**2**

BATHROOMS

**1,278**

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 Three benefits from its own private South facing terrace, as well as 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 a coffee to gourmet cuisine. For more information, please contact the Livingroom sales team on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com)



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The Channel Island Estate Agent











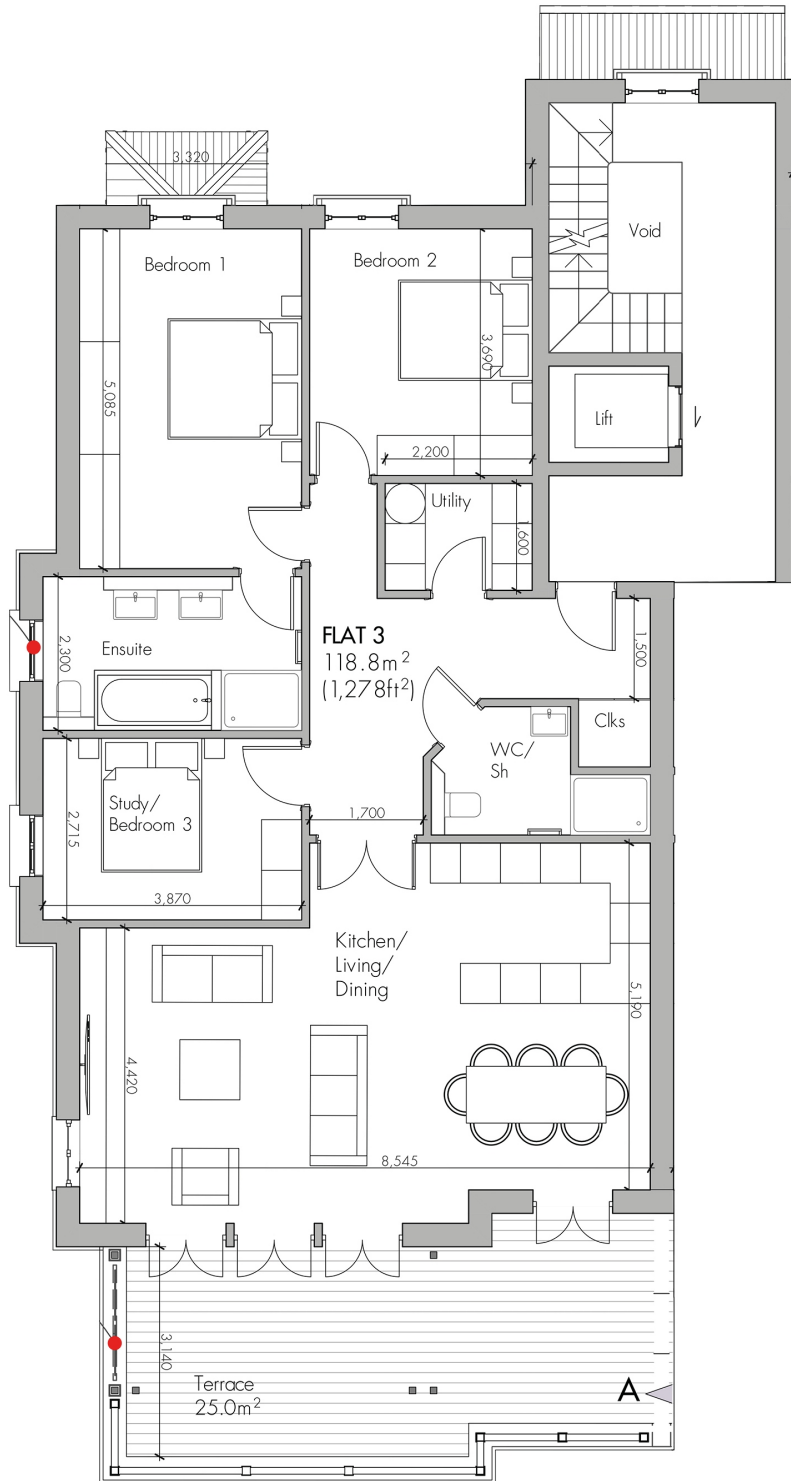












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#### KEY FACTS

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

241.77 per month

Rudwin Property Management

#### TENURE

Flying Freehold

#### INCLUSIONS

As Per Inventory

#### SCHOOL CATCHMENT

Bel Royal  
Les Quennevais

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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.

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**£1,600,000**



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