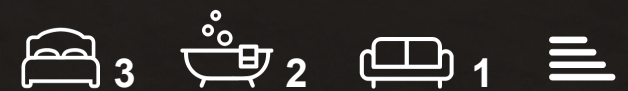




Apartment Two Baycroft La Route De La Haule

St. Lawrence, Jersey, JE3 1BA

£1,550,000



Apartment Two Baycroft La

St. Lawrence, Jersey, JE3 1BA

Ground floor apartment by the sea
1,562 SQ FT completion the end of 2023.

Baycroft is an exclusive development of seven luxury apartments situated across from the beach in Beaumont with easy access to St Aubin's village, St Helier and on the best bus route in the Island. Built by Ashbe Construction on behalf of Melrose Homes. Baycroft has been designed to provide a contemporary lifestyle with high specification finishes throughout. The apartment boasts, master suite, two bedrooms and a house bathroom, large open plan lounge/kitchen/diner, private South facing garden and terrace. To complete this stunning apartment is a rear landscaped communal garden, one allocated garage with electric charge points and allocated parking space for one car and visitor parking. Plans held in Troys office to view and PDF available on request.

Hallway

Open plan lounge/ kitchen/diner
25'7" x 21'11" (7.8 x 6.7)

Utility
10'2" x 6'10" (3.1 x 2.1)

Master bedroom
16'4" x 11'5" (5.0 x 3.5)

En-suite
6'10" x 12'5" (2.1 x 3.8)

Bedroom 2
14'9" x 10'2" (4.5 x 3.1)





House bathroom
10'2" x 5'10" (3.1 x 1.8)

Bedroom3/ study
10'9" x 9'10" (3.3 x 3.0)

Exterior

Garage Parking

Services



Floor Plan



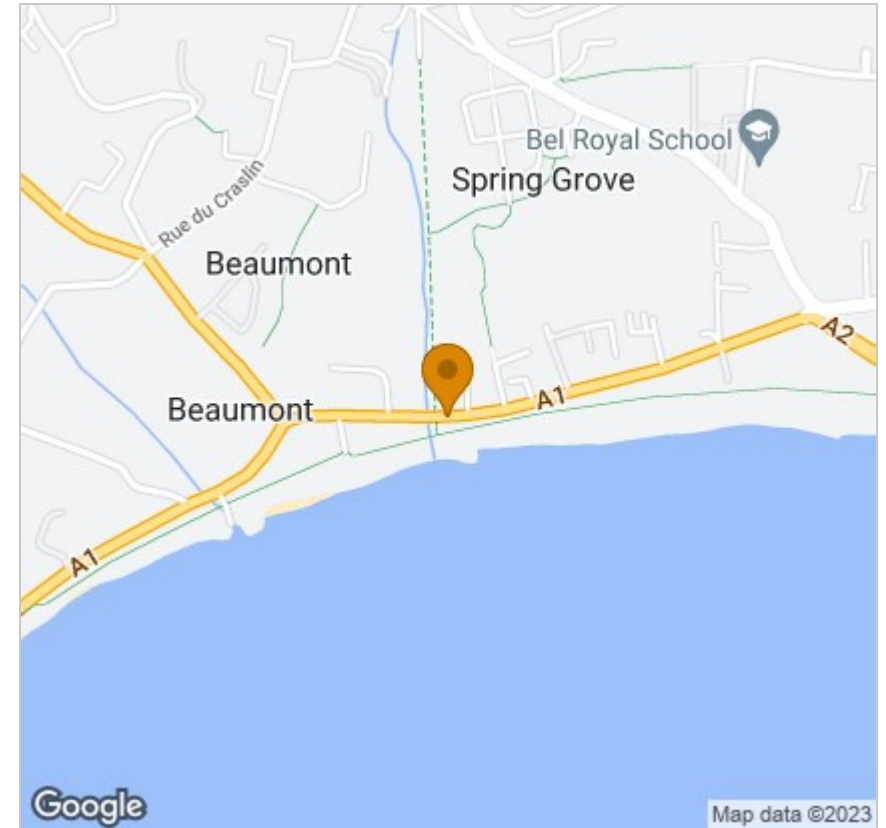
Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC 