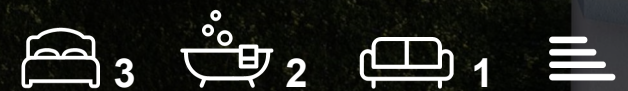




Apartment One Baycroft La Route De La Haule  
St. Lawrence, Jersey, JE3 1BA

**£1,550,000**



## Apartment One Baycroft La St. Lawrence, Jersey, JE3 1BA

Ground floor apartment by the sea  
1,592 SQ FT completion the end of 2023.

Baycroft is an exclusive development of seven luxury apartments situated across the beach in Beaumont with easy access to St Aubin's village, St Helier and on the best bus route on 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 an 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  
12'5" x 7'2" (3.8 x 2.2)

Bedroom 2  
15'1" x 10'2" (4.6 x 3.1)





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

Bedroom 3/ study  
12'5" x 9'10" (3.8 x 3.0)

Exterior

Garage parking

Services



## Floor Plan



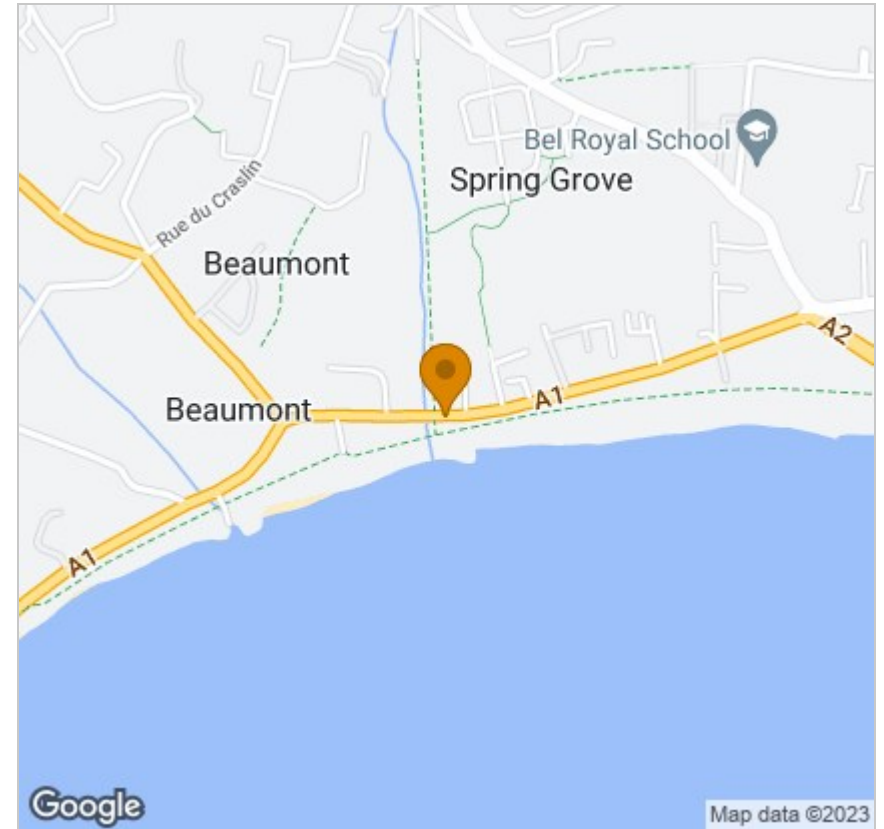
## Viewing

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.

10 Sand Street, St Helier, Jersey, JE2 3QF  
Tel: 01534 607070 Email: duty@troysjsy.com

## Area Map



## Energy Efficiency Graph

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