

INTRODUCING

1 Baycroft Apartments, La Route De La Haule, St Lawrence, JE3 1BA



Connecting People & Property Perfectly.

Luxury new development of seven contemporary apartments, constructed to the highest of standards by local development company Ashbe construction. Positioned along the south coast, a stones throw from the beach, with easy access to local shops, cafes and St Aubins village.

Approached via a private driveway, the picturesque development has been well thought out, made up of seven attractive homes. Finished to an extremely high standard, with all appliances included and flooring fitted throughout, the property is ready to move straight in. Situated on the ground floor, the apartment comprises a very spacious open plan kitchen/diner/living with bifold doors onto the private south facing patio with lawned garden, perfect for dining al fresco, fully enclosed it is also safe for pets. The kitchen is fully integrated with Bosch appliances as is the separate utility room. The apartment provides three double bedrooms and two bathrooms, with the master inclusive of four piece bathroom, walk in wardrobe and terrace.

To the rear of the building there are manicured communal gardens, bike store and each apartment is sold with a single garage inclusive of electric charging point, large loft space, additional parking for one car plus visitors spaces. A highly sought after apartment, internally viewing is highly recommended.

- **Exclusive new development**
- **Ground floor apartment**
- **Three bedroom/ Two bathroom**
- **Quality high finish**
- **South facing garden**
- **Garage, parking and storage**

Price £1,550,000 | Qualified | Flying Freehold



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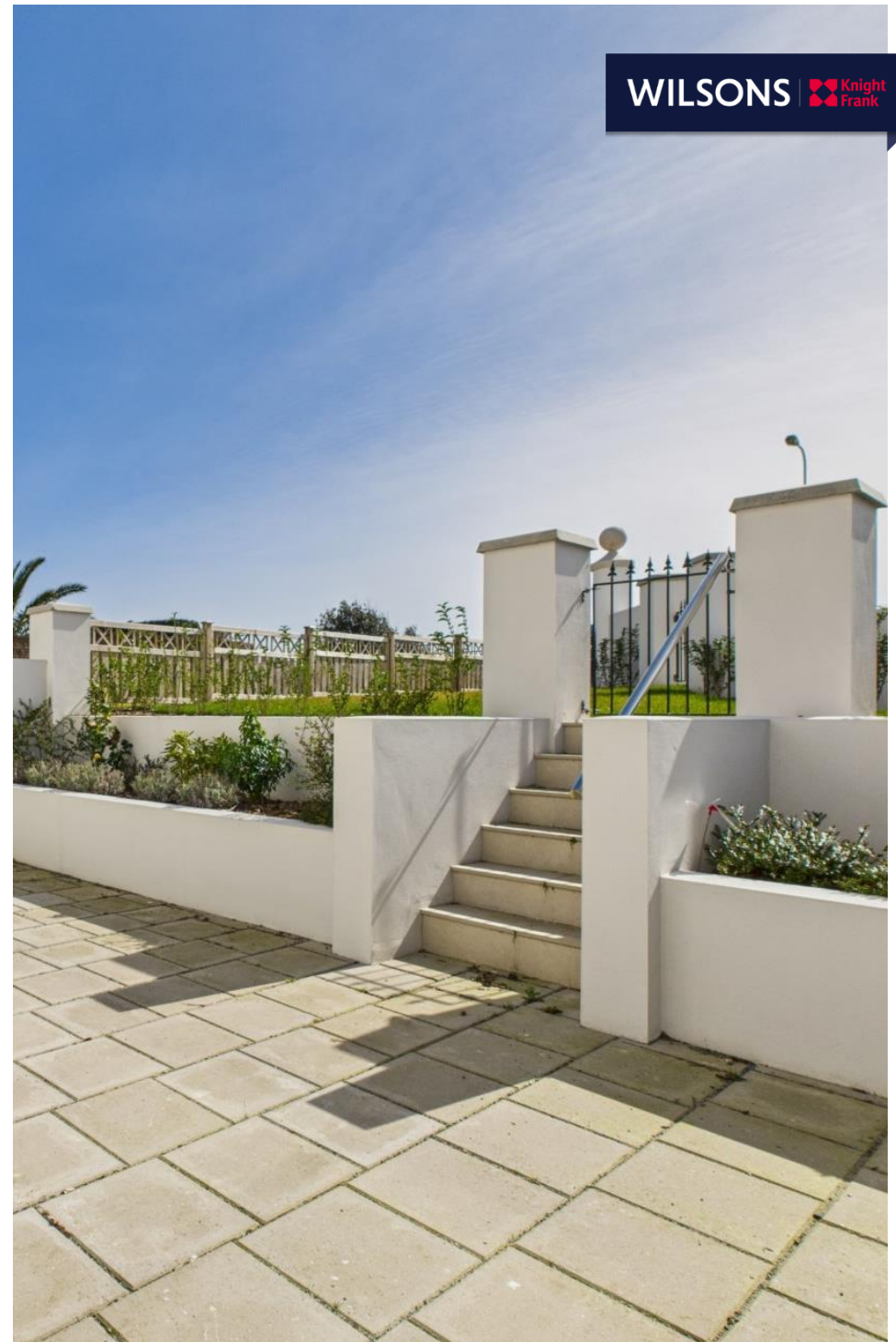


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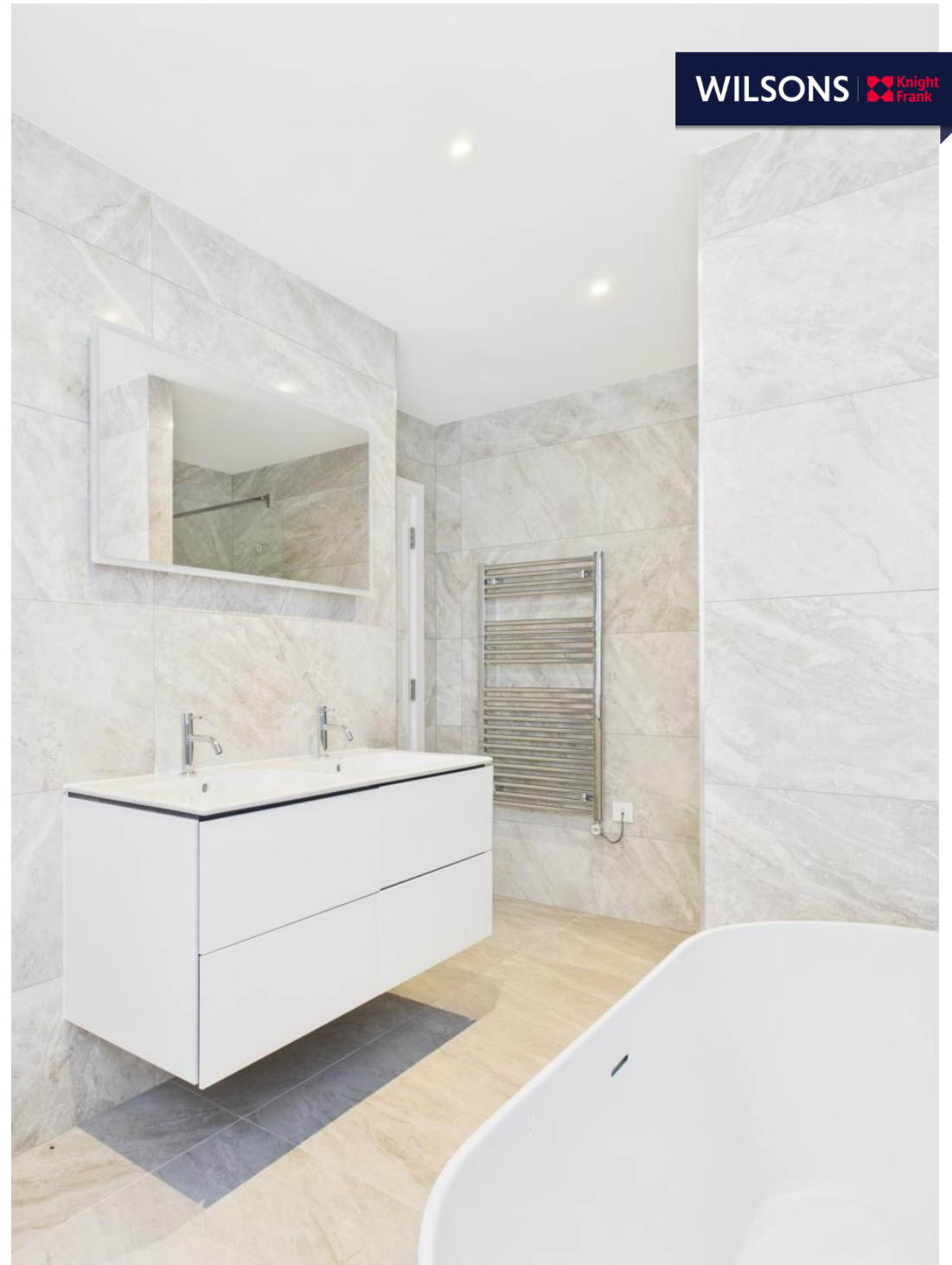
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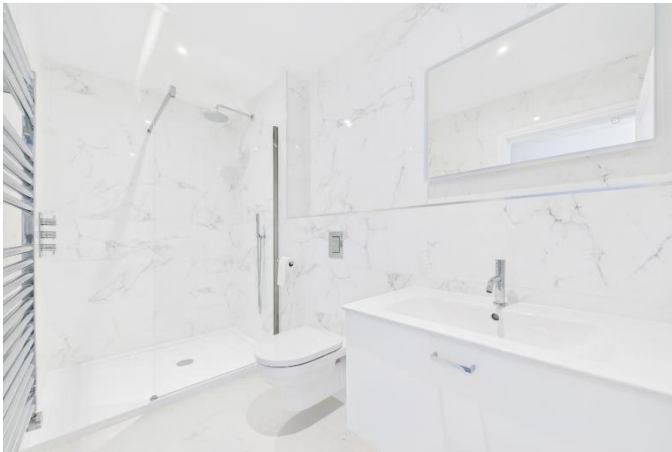
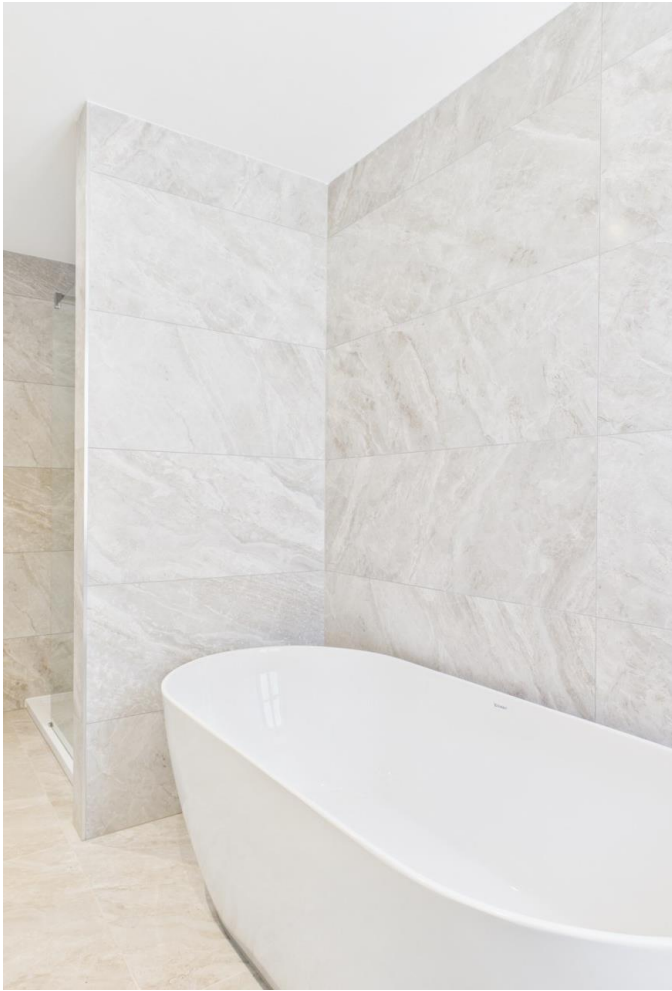












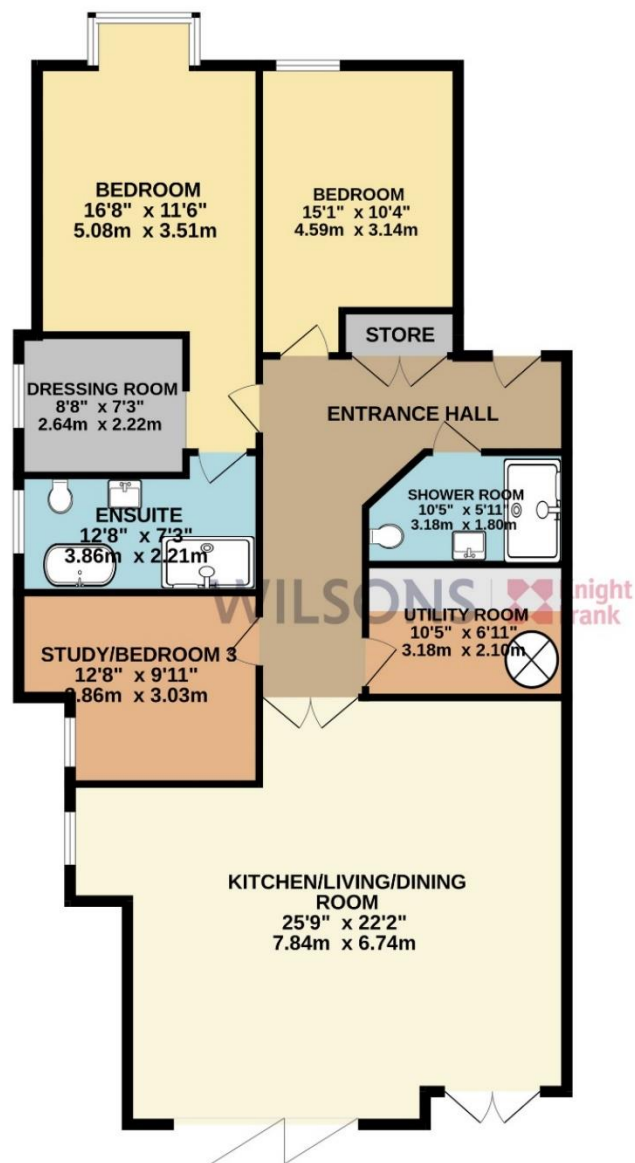






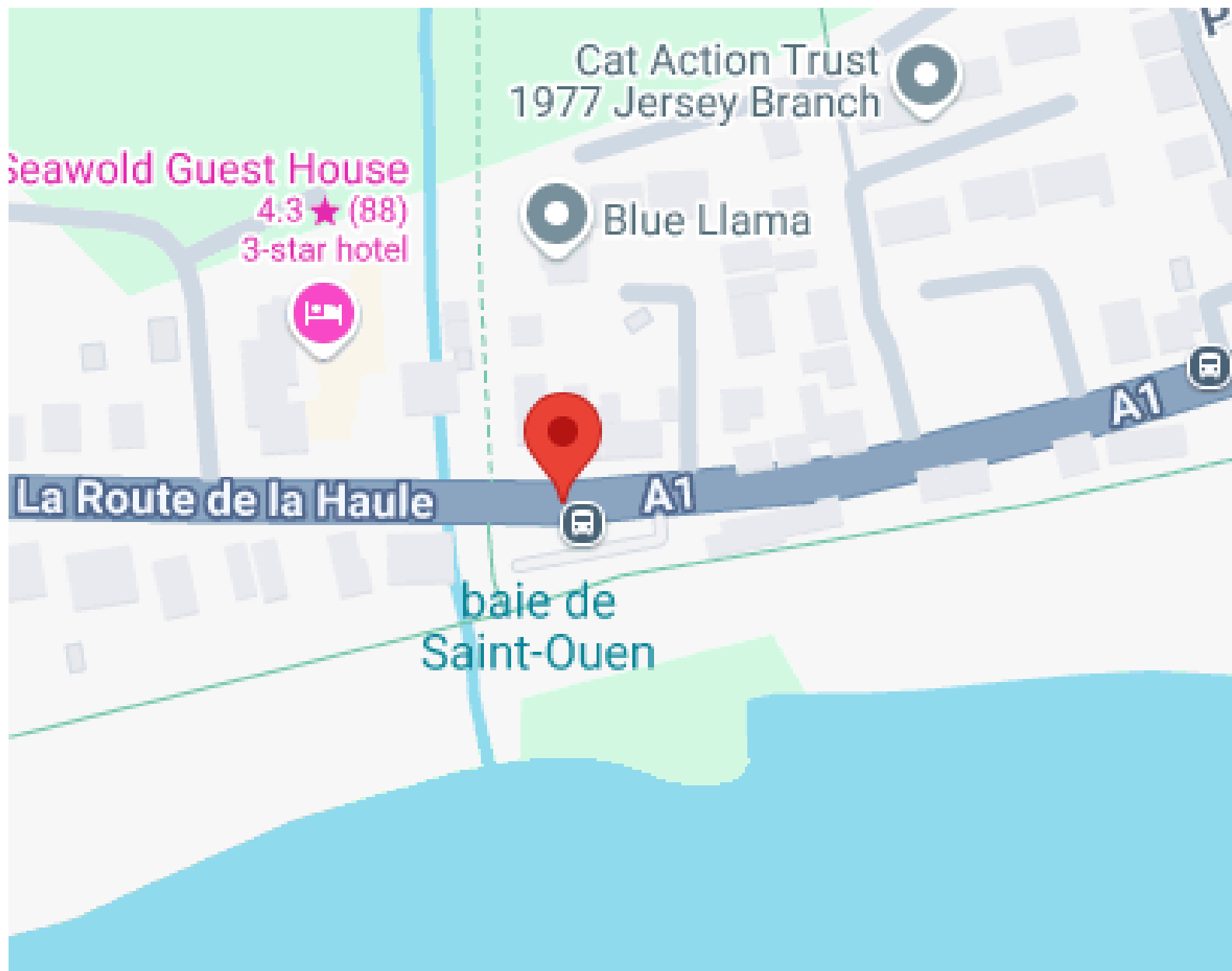


GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains drains
Mains water
Electric underfloor heating
Full double glazing
Electric car charging points

£232.91 per calendar month to include, communal cleaning and maintenance, window cleaning, management fee, lift Insurance, lift maintenance, fire system maintenance, gardener, building insurance and sinking fund

DIRECTIONS

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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 or 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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