

ST. LAWRENCE

3 BEDROOM APARTMENT

ASKING PRICE £1,525,000 FLYING FREEHOLD

DESCRIPTION

Welcome to this exquisite three bedroom apartment located on La Route De La Haule in St. Lawrence. Situated on the ground floor of Baycroft Apartments, a brand new high-quality development by Ashbe Construction, this property offers a contemporary and stylish living environment. The apartment features a sleek and functional layout, perfect for both relaxing and entertaining. The property features high quality fixtures, fittings, triple glazing and electric under floor heating throughout and briefly comprises a welcoming entrance hall, a stylish fully equipped Schuller kitchen from Pastella with centre island and open plan living with direct access to its own very large private south facing patio and lawned garden, a separate utility room and the principal bedroom comes complete with a walk in closet incorporating bespoke Italian design wardrobes and a magnificent bathroom suite also from Pastella with twin wash hand basins, a standalone bath and a shower. Two further double bedrooms are served by the house shower room. The apartment comes with two parking spaces including its own garage with an electrical vehicle charging point and stairs to a large storage room above. In addition to visitor parking. The development also benefits from a communal lawned garden and bike racks. This wow factor apartment is conveniently located a short stroll from the Co-Op supermarket, Goose on The Green, Cheffins, Mark Jordan on the Beach and other restaurants, as well as being moments from the Gunsite, beach, Dunnells, on a great bus route (9,12 & 15 - Goose On The Green stop) and just a 15 minute stroll to St Aubin and all it has to offer. Don't miss the chance to make this apartment your new home. Contact us today to arrange a viewing and experience the luxury and comfort this property has to offer.

DETAILS

Entrance Hall

Amtico flooring
Door entry phone
Double storage cupboard

Open Plan Kitchen / Living / Dining

Amtico flooring
Glazed doors to patio and garden
Bi-fold doors
Centre island
Range of eye & base level units
Integrated appliances: Electric oven, combination oven, hob, fridge, freezer, dishwasher

Primary Bedroom

Fitted carpet
Walk in closet with Italian custom built in wardrobes

Primary Bedroom En Suite

Tiled flooring
W.C.
Twin wash hand basins
Bath
Shower

Bedroom

Fitted carpet

Bedroom

Fitted carpet

Shower Room

Tiled flooring
W.C.
Wash hand basin
Shower

Laundry

Amtico flooring
Base level units
Sink
Washing machine & tumble dryer
Hot water cylinder

Garden

Large south facing private patio power and steps up to a lawned garden.

Garage

Single garage with electric door and an electric car charging point
Stairs to storage above

Parking

Garage plus parking next to the garage for one vehicle
Visitor parking

Services

All mains services excluding gas
Electric underfloor heating throughout
Service charge £232.91 per month. Inclusive of

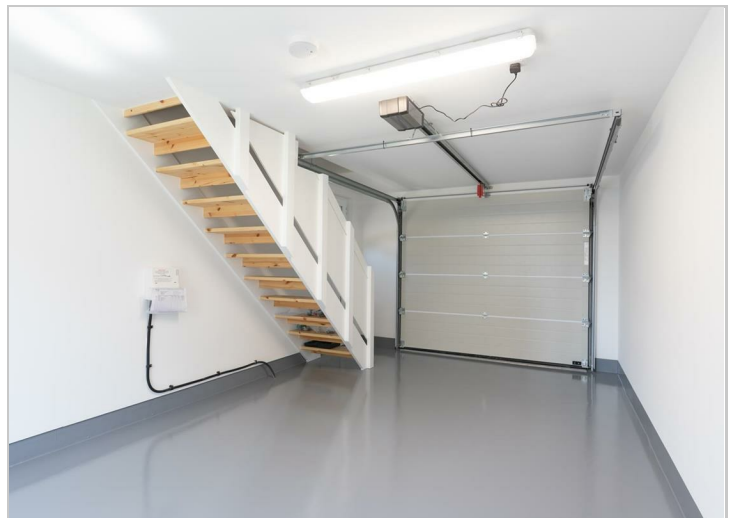
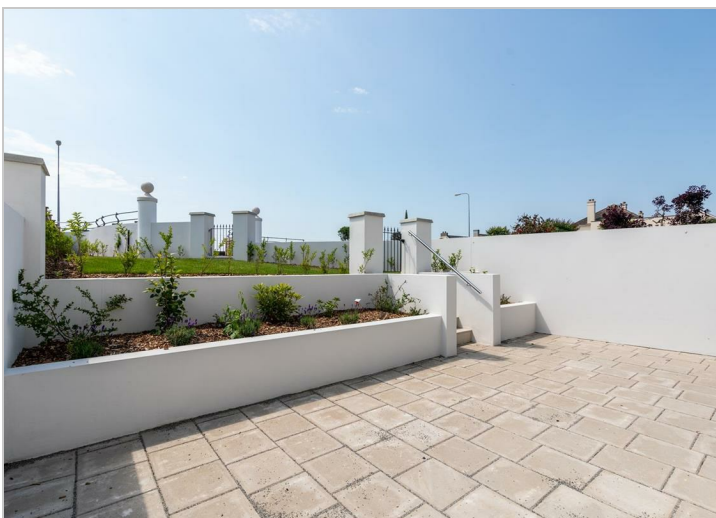
Repairs and Maintenance, Cleaning & Windows, Communal Electrics, Management fee, Lift Insurance, Lift Maintenance, Fire Maintenance, Gardener, Building insurance, Sinking Fund

Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 154.3 m² (1,661 sq.ft.)
TOTAL : 154.3 m² (1,661 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



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