

Alderney Estate Agency

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GARDEN FLAT

"BRAYE SANDS", BRAYE HILL



LIVING ROOM * KITCHEN * UTILITY ROOM * SHOWER ROOM

DOUBLE BEDROOM * EN-SUITE BATHROOM

£198,000.00 LEASEHOLD

A ground floor apartment with decking/patio barbecue area. Well designed and recently refurbished, this property offers spacious living accommodation with its own separate entrance and services. It is fully equipped ready for use as either a permanent home/holiday apartment or buy to let opportunity within easy walking distance of the town and Braye Harbour.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENTS

ALDERNEY ESTATE AGENCY LTD
Alderney's oldest established and Premier Agency

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|--------------------------|--|
| LIVING ROOM | 16ft 10" x 13ft 10". uPVC half glazed entrance door to the apartment from paved rear courtyard. Windows on two sides with poles and drapes. Bed settee.. Two seated sofa. Arm chair. Sideboard. Rug. Ceiling light point and wall light points. Radiator. Power points. Newly laid oak flooring. Access to: |
| KITCHEN | 14ft 6" x 11ft 8". Fully fitted kitchen area with floor and wall units. One and a half bowl stainless steel sink unit with single drainer inset in worktop. Integral Bosch electric oven with 4 ring gas hob and cooker hood over. Bosch ridge freezer. Dining table and five chairs. Ceiling light point and wall light points. Radiator. Power points. Multi fuel stove. Rug. Oak flooring. Door to: |
| UTILITY ROOM | 6ft 4ft x 5ft. Fitted Units. Stainless Steel sink unit with single drainer. Hotpoint washing machine. Overhead and under cupboard lighting. Power points. Quarry tiled floor. Door to: |
| SHOWER ROOM | 6ft 8" x 4ft 4" Modern shower cubicle. W.C. Wash hand-basin. Radiator. Overhead light point. Extractor fan. Quarry tiled floor. |
| BEDROOM | 16ft 6" x 10ft. 8". Window faces East with pole and drapes. Adjacent French doors lead to a patio. Ceiling light point. Wall light point. Double bed. Free-standing cupboards. Door to: |
| EN-SUITE BATHROOM | 9ft 10" x 6ft 6". Partial wall tiling. Ceiling light point. White suite comprising P shaped bath with shower above and side screen, W.C. and wash hand-basin with vanity unit. Towel rail over radiator. Quarry tiled floor. |
| <u>External</u> | Secluded patio areas, part paved and part decked. Wooden storage shed. Garden furniture. Borders containing mature shrubs and a palm tree. |

Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we cannot accept responsibility for any which may prove to be faulty after any sale.



Sitting Room



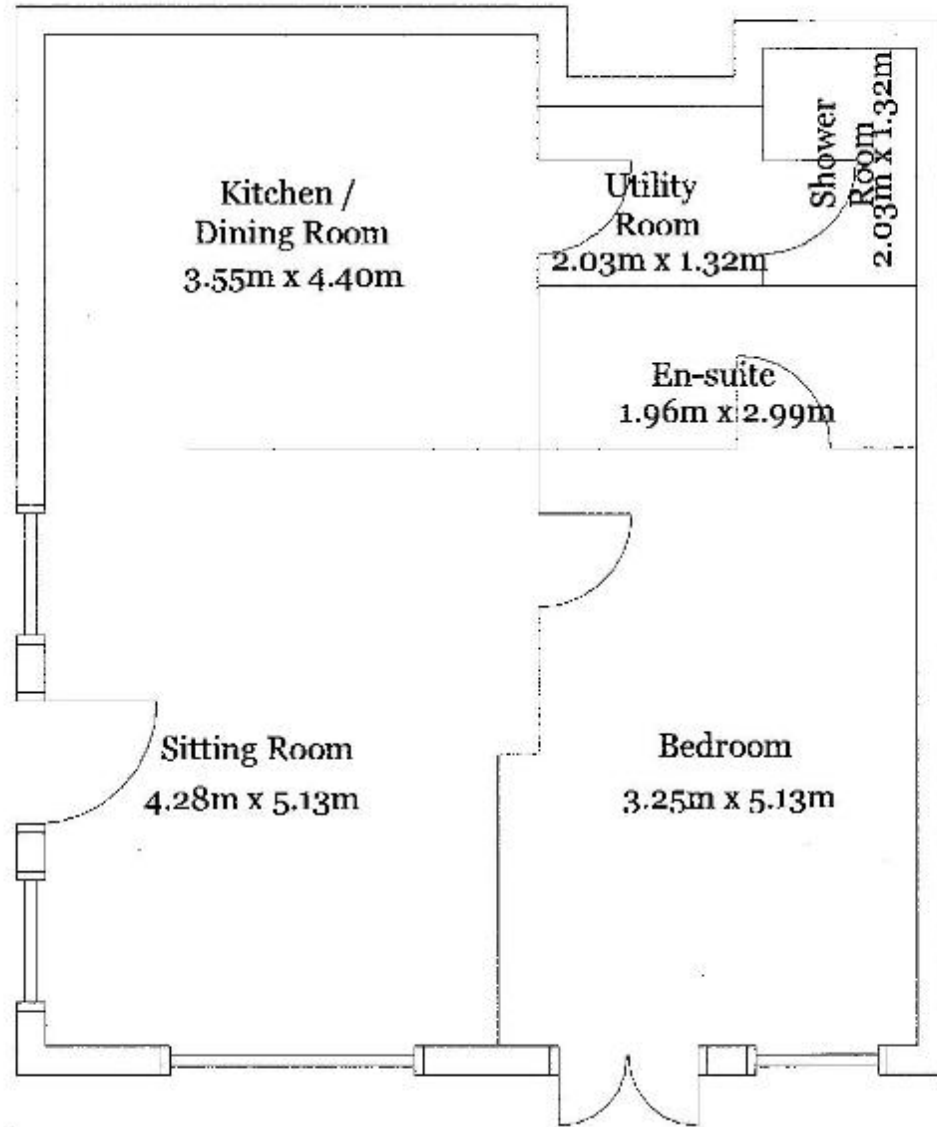
Kitchen/Dining Area



Double Bedroom
With En-Suite Bathroom



Patio



Floor Plan