

Alderney Estate Agency

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2D CLOS DES MOURIAUX



ENTRANCE HALL * LIVING ROOM * KITCHEN * 2 BEDROOMS

BATHROOM * REAR GARDEN * GARAGE

£180.000.00 LEASEHOLD

A modern first floor apartment situated in a quiet cul-de-sac close to the town of St Anne and all amenities. In good decorative order with full central heating and uPVC double glazing throughout. The flat would make an ideal retirement home or could be used as holiday accommodation. The communal rear garden is laid to lawn with a separate area for sole use by each owner.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENTS.

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

The apartment is approached through a half glazed front door from the Communal Entrance Hall leading into:

<u>HALLWAY</u>	16ft x 3ft. Ceiling light point. Fitted carpet.
<u>LIVING ROOM</u>	20ft 6" x 12ft. One window faces north, one window faces west; both with curtains. Two single radiators. Ceiling light point. Three double power points. T.V. point. Telephone point. Fully glazed uPVC door leads to sunny west facing balcony. Curtains. Fitted carpet. Coving.
<u>KITCHEN</u>	7ft 9" x 7ft. Cork tiled flooring. Window faces east with roller blind. Ceiling light point. Power points. Laminated base and wall units with oak trim. Worktops with partial tiling over. Stainless steel sink unit with single drainer. Storage cupboard. Plumbing for washing machine. Valiant gas water heater.
<u>BEDROOM 1</u>	12ft x 11ft. Window faces north with curtains. Fitted carpet. Single radiator. Ceiling light point. TV point. Telephone point. Power points. Built-in double wardrobe with storage over.
<u>BEDROOM 2</u>	12ft 4" x 9ft 6". Window faces west with curtains and roller blind. Fitted carpet. Single radiator. Ceiling light point. Telephone point. Power points.
<u>BATHROOM</u>	8ft x 5ft 4". Window faces east with obscured glass and roller blind. Vinyl floor covering. Half tiling to walls. Matching suite comprising of Bath with Mira shower, W.C. and Pedestal wash handbasin with mirrored tiles and light over. Shaver socket. Radiator. Towel rail Ceiling light point. Mirrored cabinet.
<u>External</u>	
<u>GARAGE</u>	16ft x 8ft 10". One of three in block. Up and over door. Concrete floor.
<u>GARDEN</u>	To rear mainly laid to lawn with flower borders. Area for relaxation. Clothes drying facilities.
	Boiler situated in boiler house to rear of garden. New boiler and oil tank serves 2 flats on shared basis.
Services:	Mains Water. Electricity and Drainage.
Rates:	TRP (Guernsey Cadastre): £95.00 per annum Occupier's Rates: £103.00 per annum Water Rates: £50.00 per quarter

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 do not accept responsibility for any which may prove to be faulty after any sale.



Kitchen



Sitting Room



Bedroom 1



Bathroom

Bedroom 2





Rear Garden Area



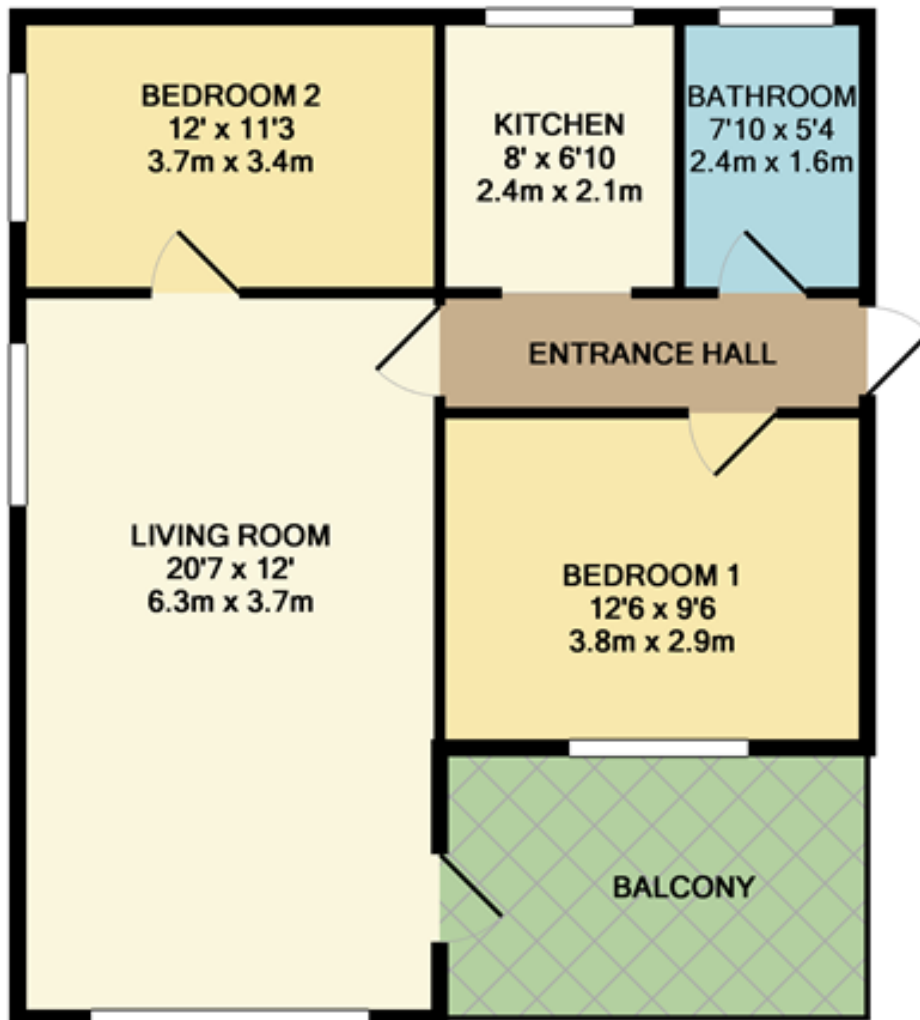
Front Elevation



Garage
Far Right



New Garage added 2011



FLOOR PLAN (Not to Scale)