

12A VICTORIA HOUSE THE ARSENAL

£115,000.00
SOLE AGENCY
LEASEHOLD
SOLD



GENEROUSLY PROPORTIONED, LIGHT, AIRY, AND SPACIOUS APARTMENT, SET IN A QUIET RURAL LOCATION WITHIN PRIVATE GROUNDS, WITH CAR PARKING AND SPECTACULAR VIEWS OVER BRAYE BAY. THE PROPERTY COMPRISES OF ONE BEDROOM, ONE BATHROOM AND ONE RECEPTION ROOM.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS' AGENT

Alderney Estates

Chartered Surveyors & Estate Agents

01481 823110

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RICS

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12A Victoria House, The Arsenal, Alderney, GY9 3YQ

Overview:

- ❖ Spacious apartment located in a quiet rural area
- ❖ Car parking in private grounds
- ❖ Spectacular sea views



LOUNGE

12ft 10" x 20ft 8"

Accessed through a communal entrance hall via a timber front door with reeded glass and adjacent window, with drapes and poles. West facing uPVC double glazed sash window with drapes and poles. Radiator, ceiling lights, electrical service head, telephone and power points.

Door to:

INNER HALL

4ft 11" x 17ft 5"

Ceiling light, radiator, built in wardrobe with storage over, power points and doors to kitchen, bedroom and bathroom.

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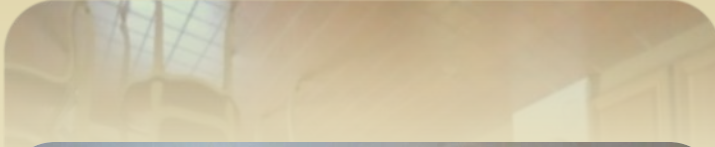
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KITCHEN

15ft 1" x 13ft 1"

West facing uPVC double glazed sash window with drapes and poles. Partial wall tiling, ceiling light, radiator, linoleum flooring, television and power points. Fully fitted kitchen comprising of a range of wall and base units with tiled worktops, Zanussi Aquacycle 1000 washing machine, integral Zanussi dishwasher, Zanussi fridge and Zanussi freezer, Zanussi oven and 4 ring ceramic hob.



BEDROOM

14ft 5" x 14ft 5"

West facing uPVC double glazed sash window with drapes and poles. Ceiling light, radiator, telephone and power points. Built in double wardrobe with shelf over.

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BATHROOM

10ft 2" x 5ft 7"

Obscure glazed roof light, partial wall tiling, ceramic floor tiles, white three piece suite comprising of W.C, wash-hand basin with mirror over, bath with shower attachment and glass shower screen. Airing cupboard with water cylinder, shaver socket, recessed ceiling spotlights and extractor fan.

EXTERNAL

The property is accessed via a long private driveway from Rue de Beaumont and is set within private grounds with ample parking provision.

SERVICES

Electricity, water, mains drainage and oil fired central heating, supplied by Mount Hale limited. Property management charge per quarter.

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FLOORPLAN

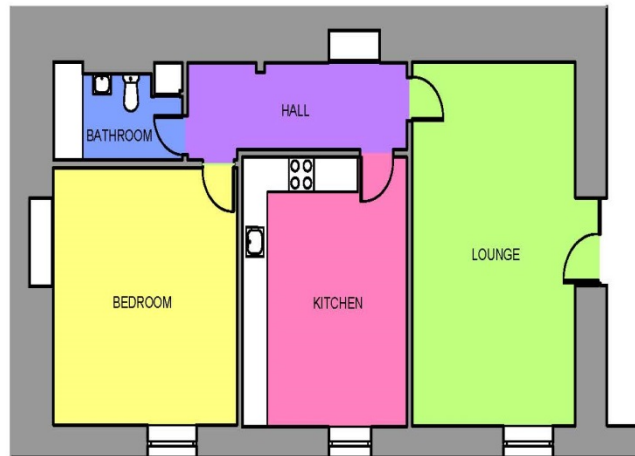
12a Victoria House, The Arsenal
Gross internal floor area = 79 sq.m. (850.3 sq.ft.)

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FIRST FLOOR
FLAT

Scale 1:100 @ A4



This plan is for illustrative purposes only and should be regarded as an indicative guide only to the layout of the property. It should not be relied upon as an accurate scale drawing for legal, planning, construction or other such purposes.

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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, or absent, after any sale.

TO ARRANGE VIEWING PLEASE CONTACT

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