

# Mitchell & Partners Ltd

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**VIEWING STRICTLY BY APPOINTMENT THROUGH  
MITCHELL & PARTNERS LIMITED**

## **“BRAYE SANDS” Braye Hill**



### **Garden Flat £255,000 - Leasehold**

A very well designed and newly refurbished ground floor apartment, with patios/ decking giving ideal space for outdoor living; The garden flat has a ‘Mediterranean’ style suntrap / courtyard complete with palm tree. Although the property only has 1 bedroom (en-suite) there is a further shower room with W.C which enables guests to stay in the living area with their own bathroom. The apartment has a completely separate entrance and services. It is fully equipped ready for “instant” occupation as either a permanent home or Commercial / Letting opportunity.

The property is ideally situated within easy walking distance of the town and Braye Harbour / Beach.

Entrance to this apartment is via a paved rear courtyard through Double glazed twin paned UPVC doors into:

**LIVING ROOM** : **13'11" x 16'10" (4.24m x 5.13m)**



This room has East facing windows, overhead and wall lights and has newly laid oak flooring. Has a thermostatically controlled radiator and ....power points. Is presently equipped with Bed settee, two seated sofa, side board, rug and arm chair. This room gives access to:

**KITCHEN** : **11'8" X 14'5" (3.55m x 4.40m)**



A fully fitted and equipped dining kitchen with dinner table with five chairs, multi fuel stove fire, one and half drainer sink, Bosch electric oven and Bosch gas four ring hob, Bosch fridge freezer, eight power points, thermostatically controlled radiator, over head and wall lights. Food preparation/storage area 8'8" x 4'2" with fitted units and work surfaces and two power points.



Access from the kitchen leads to:

**UTILITY ROOM** : **6'4" X 5'1" (1.93m x 1.54)**

Single drainer stainless steel sink unit and fitted units. Hotpoint washing machine, quarry tiled floor, overhead and under cupboard concealed lighting, four power points. This room leads to:

**SHOWER ROOM** : **6'8" X 4'4" (2.03m x 1.32m)**

An ultra modern well equipped room with shower, W.C., hand basin, thermostatically controlled radiator, quarry tiled floor, extractor fan, overhead light unit.

Accessed from the sitting room is:

**DOUBLE BEDROOM** : **10'8" X 16'7" (3.25m x 5.13m)**



East facing double glazed window with French doors leading to a patio. Oak floor with overhead and wall lights. Equipped with double bed and free standing cupboards.

Doorway leading to:

**EN- SUITE BATHROOM** : **6'6" X 9'10" (1.96m x 2.99m)**

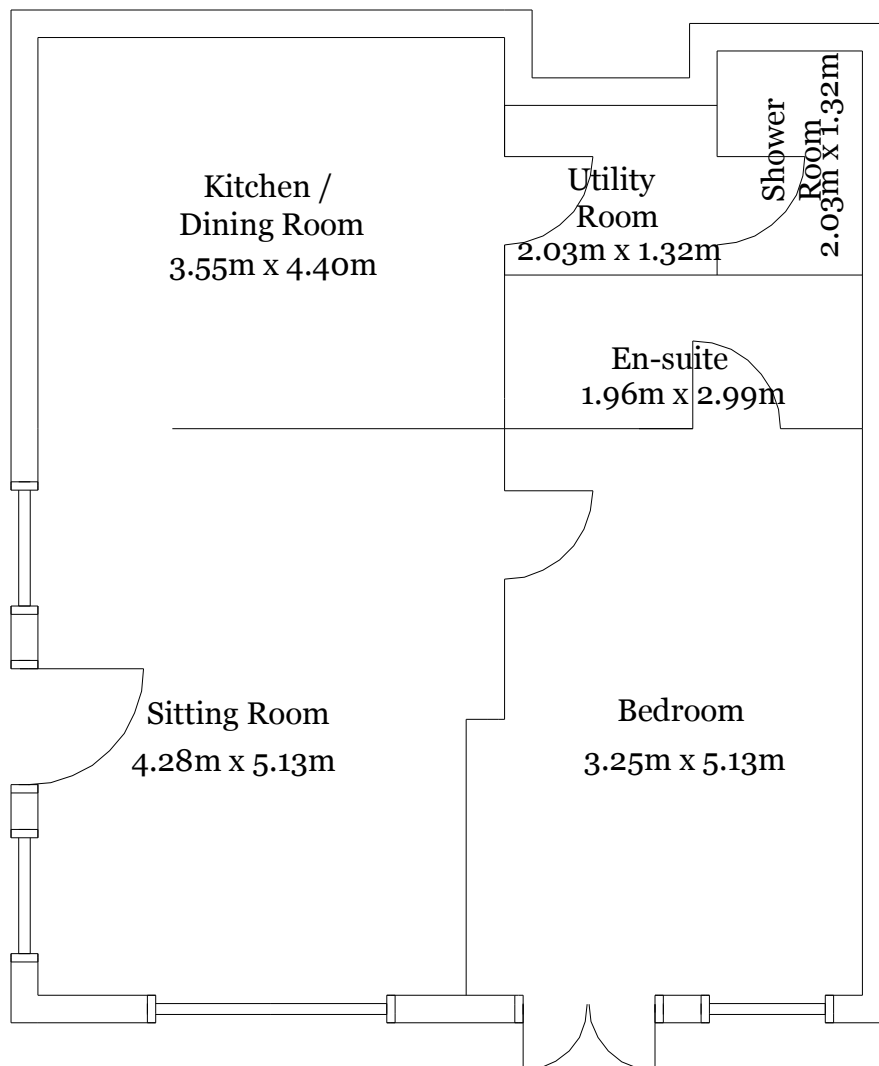
With bath and shower attachment and screen, W.C. and hand basin with vanity unit and bathroom cabinet. Heated towel rail and quarry tiled floor.



## OUTSIDE



A secluded and peaceful patio area, part paved and part decked, wooden storage shed, garden furniture and established shrubs and palm tree.



**RATEABLE VALUE: £22.00p**  
**CADASTRE: £31.68p**  
**OCCUPIERS RATE: £73.00p**  
**WATER RATE: £14.52p**

**MAP**

