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**SOLE AGENCY WITH
MITCHELL & PARTNERS**

10 VICTORIA HOUSE, THE ARSENAL



PRICE: £275,000 leasehold

A comfortable apartment situated at the foot of Fort Albert in a Victorian-built former arsenal. The accommodation comprises of reception hall, two double bedrooms, sitting/dining room, studio kitchen and bathroom. All the windows are double glazed and there is central heating throughout.

The building itself is set in pleasant grounds, a minute's walk from the foreshore and is a testament to Victorian building, the exterior stonework being in pristine condition. The interior of the apartment is in excellent decorative condition and is very quiet.

The apartment is entered from a communal hall (servicing four apartments on the ground and a further four apartments on the first floor) through a fully obscured glazed door (with side window) into:

ENTRANCE HALL :

Large fitted storage units, (with hanging space and shelving), overhead light fitting plug point and telephone socket, fitted carpet and wooden interior door leading to:

LIVING ROOM : **19' 5" x 12' 2" (5.9 m x 3.7 m)**



There are two South West facing U.P.V.C. double glazed windows, with curtains, fitted carpet, double central heating radiator, fitted shelving. Four double electrical sockets, two telephone points and point for both satellite T.V. and terrestrial aerial. Fitted shelving and two overhead light fittings.

STUDIO KITCHEN : **9' 10" x 7' 1" (3 m x 2.2 m)**



Fully fitted wall and floor units. Gas four ring hob with Zanussi with overhead air filter and light. Zanussi washer drier, Following fitted appliances; Panasonic microwave, Electrolux Turbo Fan oven, Zanussi Fridge and separate Freezer. Vinyl laid flooring. Three double power points

From the sitting room to:

INNER HALLWAY

Fitted carpet and overhead light fitting giving access to:

BEDROOM 1 : 11' 8" x 10' 8" (3.6 m x 3.3 m)



With South East facing double glazed U.P.V.C. window, fitted carpet and one single radiator. Fitted wardrobes and overhead light fitting.

BEDROOM 2 : 15' 1" x 7' 9" (4.6 m x 2.4 m)

This bedroom has a South West facing window, fitted carpet, central heating radiator, two double electrical sockets, and overhead light fitting.

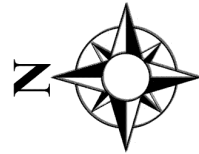
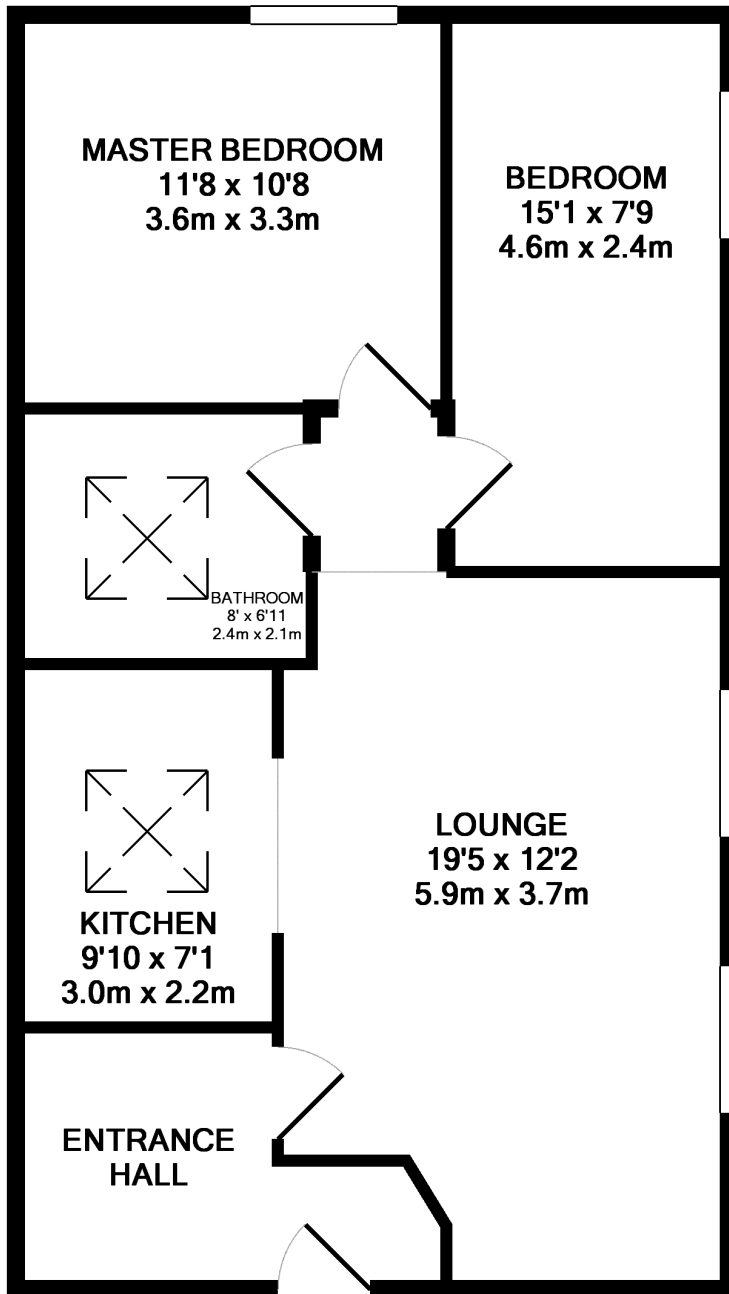


BATHROOM 8' x 6' 11" (2.4 m x 2.1 m)



A fully tiled room with a white three piece suite consisting of a low level W.C., hand basin, bath (with mixer tap) and separate shower unit with curtain. Electrical extractor fan, Vinyl laid floor, recessed shelving; mirror with shaving socket and light; overhead light fitting, vertical radiator/towel rail.

FLOORPLAN:



TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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