

ESTATE AGENTS
VALUERS

5 Allee es Fees
Alderney
GY9 3XD

Mitchell & Partners Ltd

Bridget Postlethwaite, Managing Director
John Postlethwaite, Director

PROPERTY MANAGEMENT
SECRETARIAL SERVICES

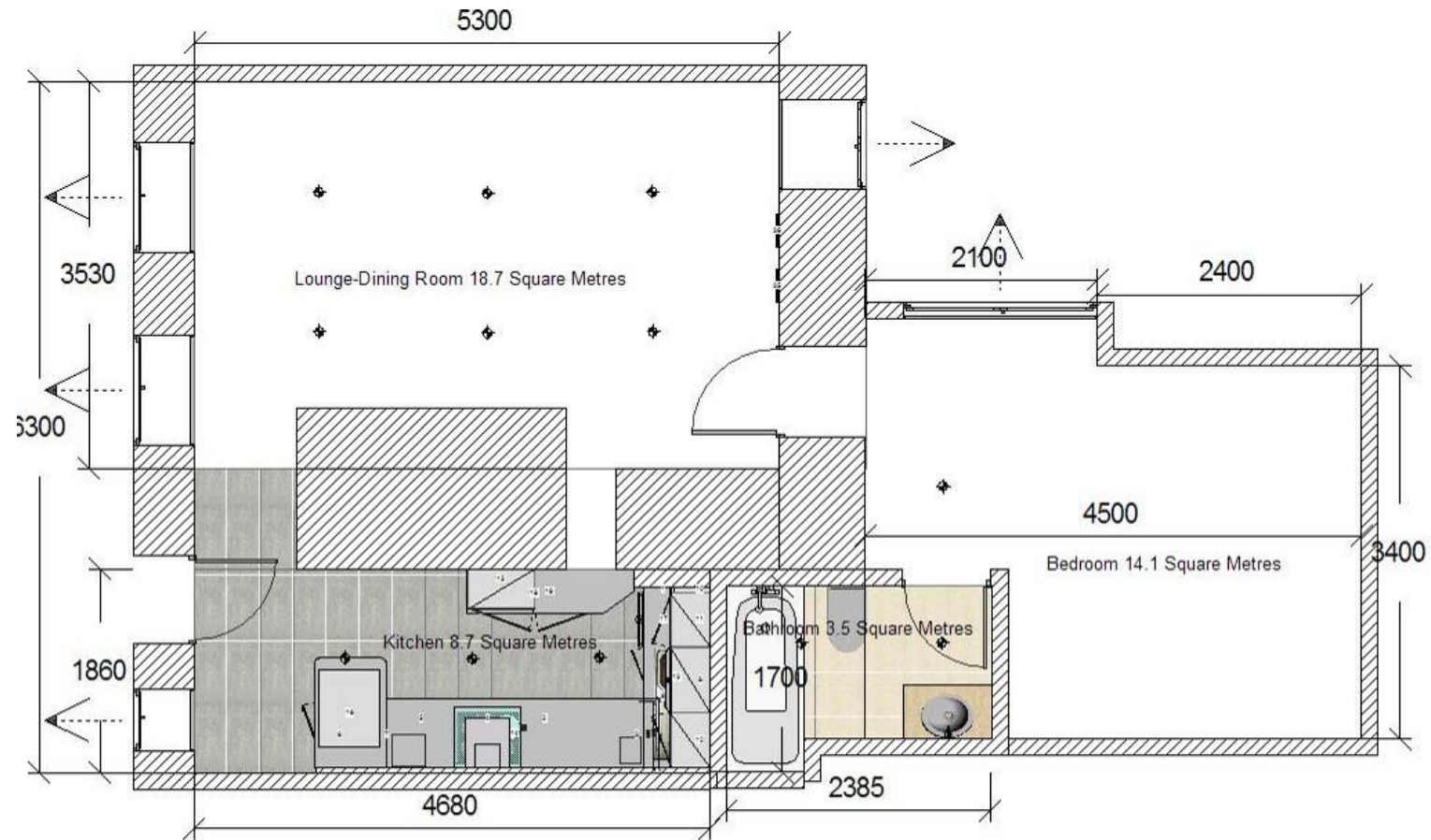
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mitchells@alderney.com
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Casquets House Apartments

- ✓ Extensive renovation of luxury apartments to exacting standards by Fearless Property
- ✓ Five one bed apartments (One Sold)
- ✓ Three Two bed apartments (One Sold)
- ✓ 125 year leases, commencing October 2007
- ✓ Share of freehold through part ownership of freehold-owning management company
- ✓ Maintenance and upkeep of communal facilities and areas shared fairly
- ✓ Communal areas regularly cleaned and external decoration maintained
- ✓ New double glazed windows throughout – wooden sash windows on first and second floor facing High Street
- ✓ Fully equipped contemporary fitted kitchens. High quality appliances with 5 year guarantee. Dish washer, washing machine/tumble drier, fridge freezer included. Full wall tiling.
- ✓ Modern designer bathroom suites, with shower/bath combos. Full wall tiling.
- ✓ Each apartment has independent oil fired central heating / hot water with dedicated oil storage tank.
- ✓ Designed and wired for modern living – down lighters and wall lights with dimmer switches, multiple power sockets, points in bedrooms for wall mounted TV, distributed satellite reception.
- ✓ Luxury carpets and blinds included
- ✓ Soundproofing between floors

The logo for Fearless Property Co. features the word "fearless" in a large, black, hand-drawn, lowercase font. Below it, the words "property co." are written in a smaller, orange, lowercase font.

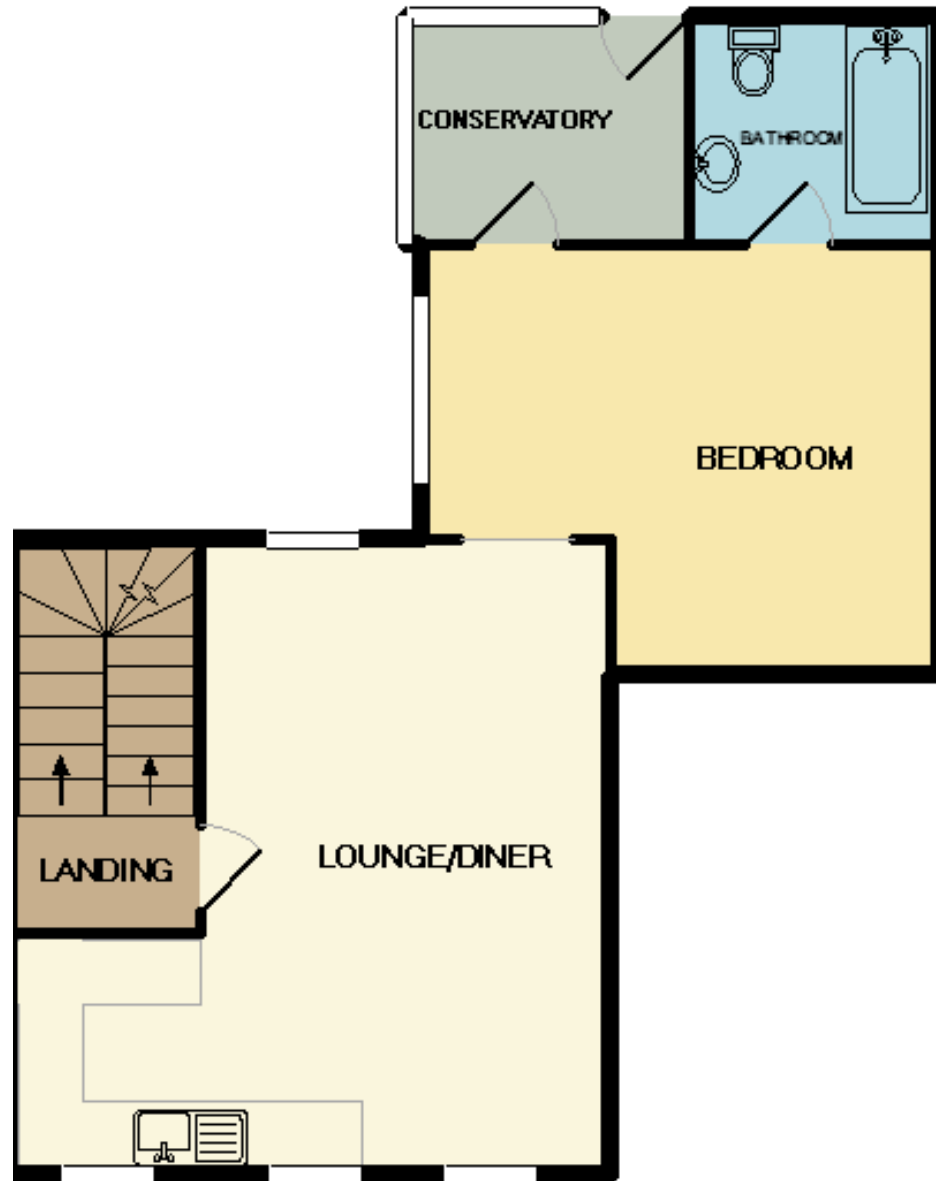
Casquets House – The Cottage Apartment £165,000

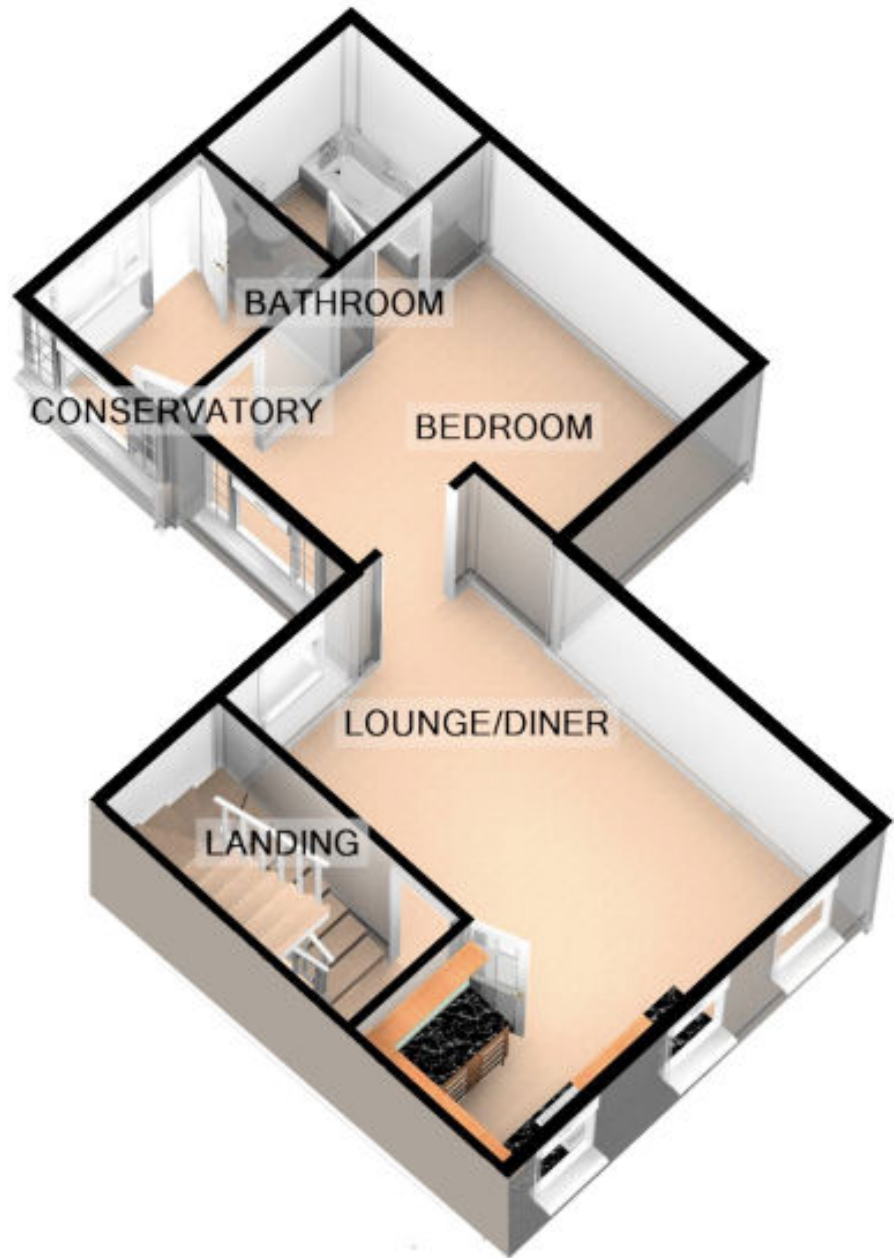


- ✓ Ground floor show apartment
- ✓ Direct access from High Street with private entrance
- ✓ Private garden area of approx. 44 square meters
- ✓ Storage area in void above kitchen
- ✓ 10.8% share of management company



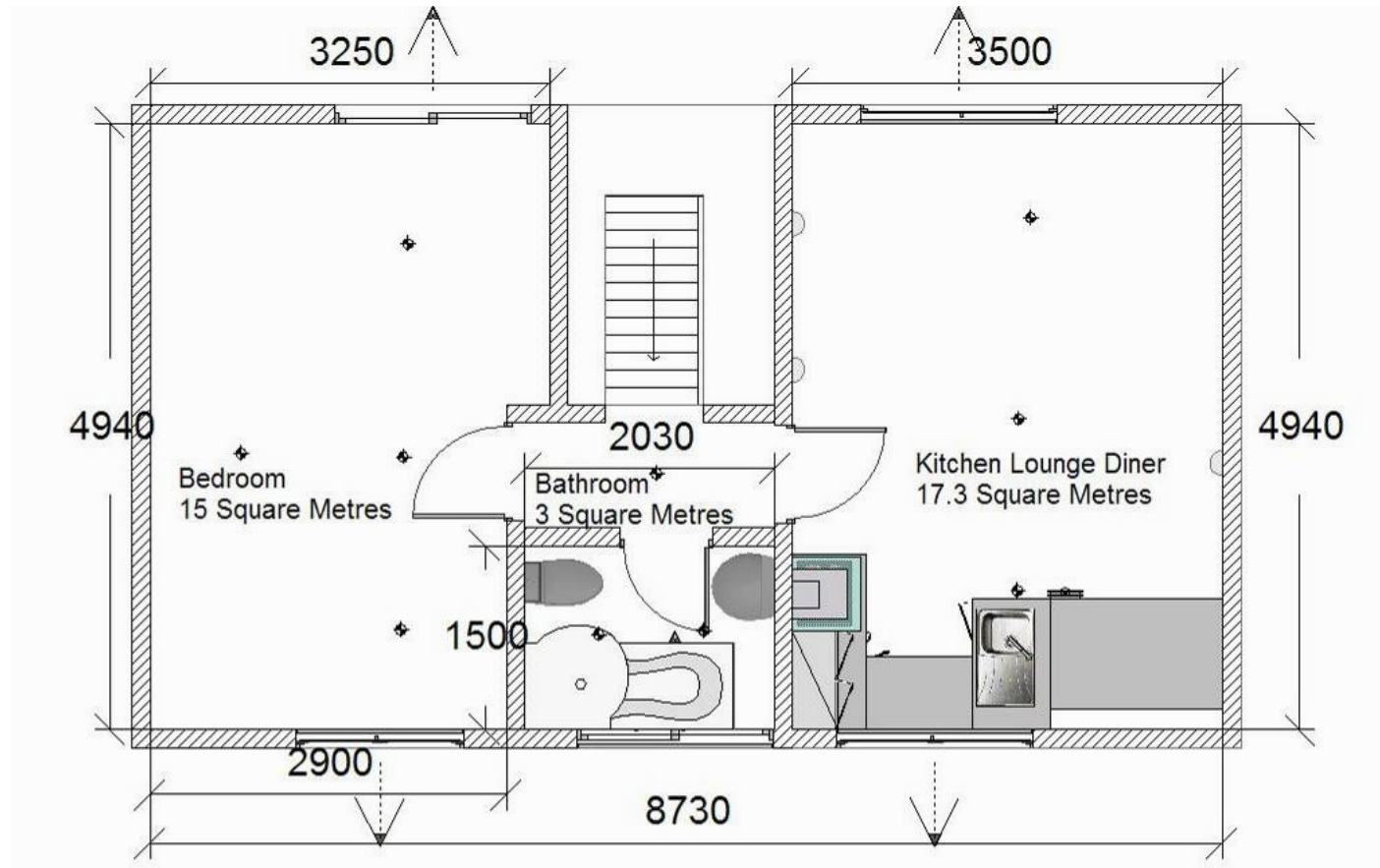
Casquets House - The Garden Apartment £185,000





GARDEN APARTMENT

Casquets House - The Penthouse Apartment £189,500 (Top floor with Balcony)

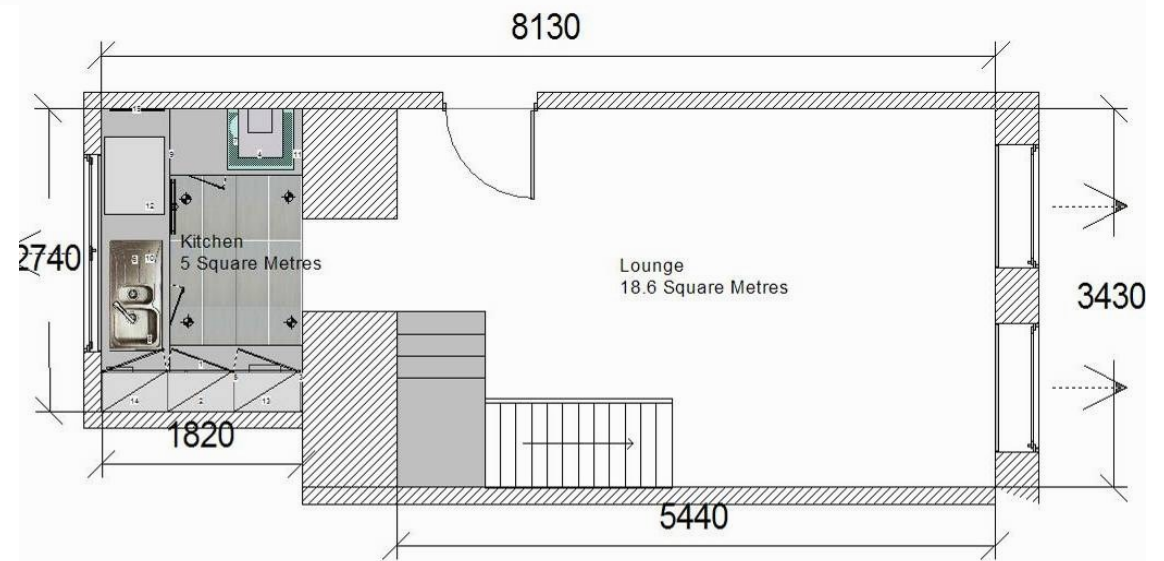
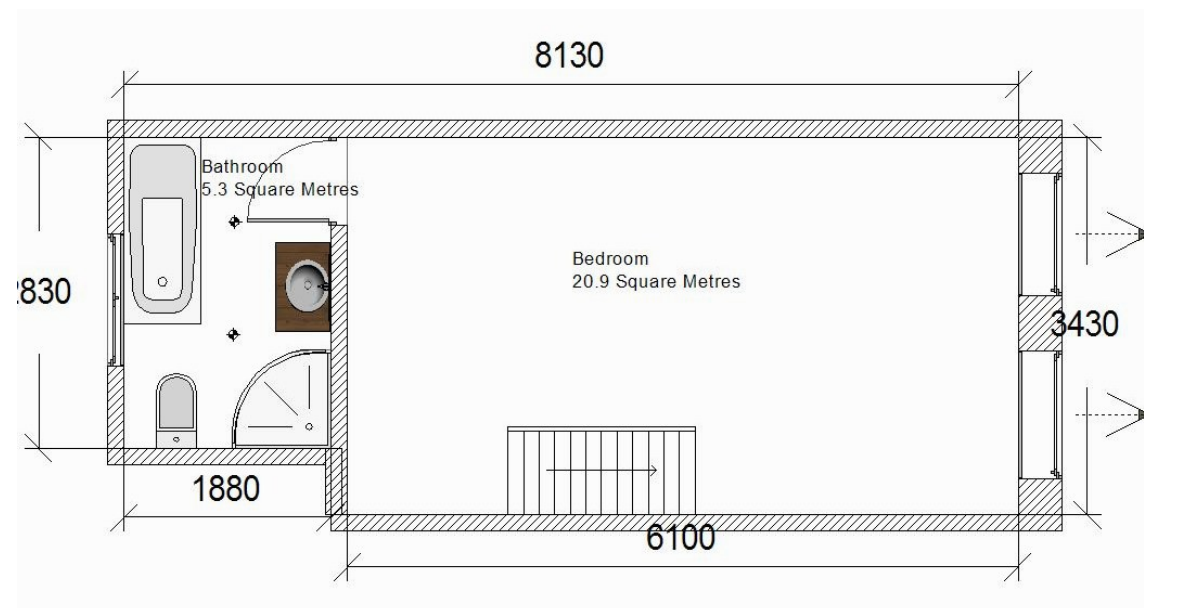


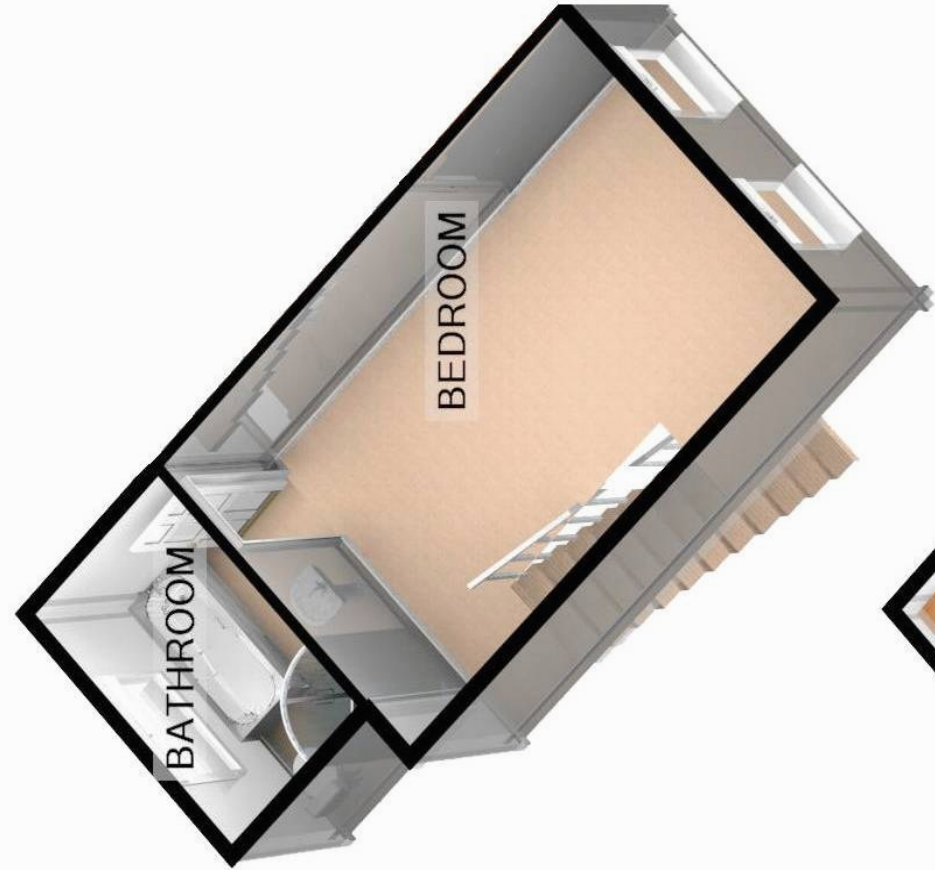
- ✓ Ultimate privacy with views towards the English Channel
- ✓ Full length glazed doors with balcony from living area and bedroom *
- ✓ Emergency exit externally from balcony*
- ✓ Dedicated garden area of 45 square meters
- ✓ Private stairwell
- ✓ 8.1% share of management company



Casquets House – The Maisonette Apartment £197,500

- ✓ Spacious maisonette on ground and first floor
- ✓ Private garden area, partly decked, of 34 square meters
- ✓ Views from kitchen to the garden
- ✓ Separate bath and large shower
- ✓ 10.8% share of management company





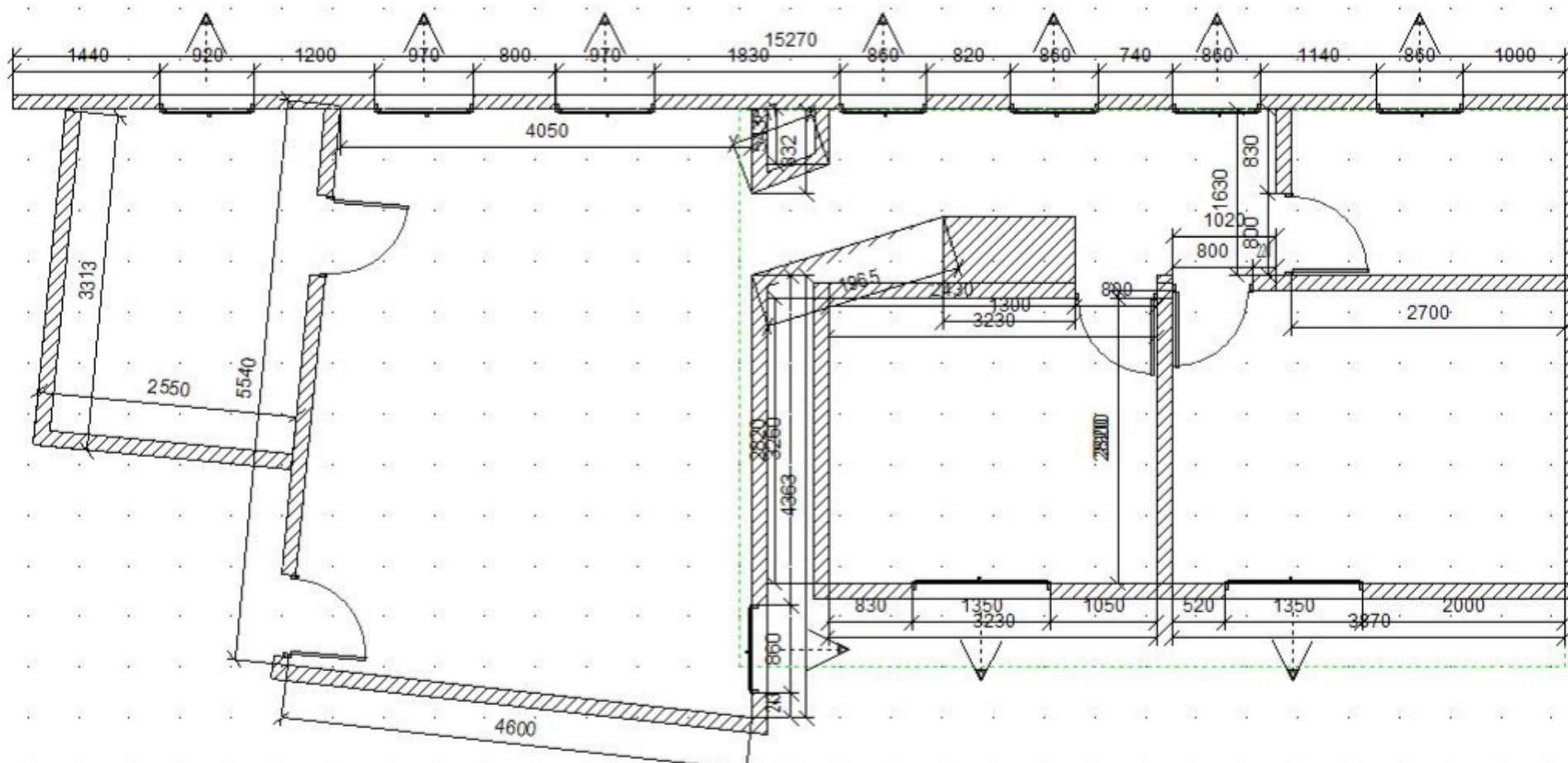
MAISONETTE APARTMENT

Casquets House – Second Phase – 2 Bed Apartments: (No. 6 already sold)

These apartments are to the same specifications as the single bedroom apartments;

- ✓ 125 year leases, commencing October 2007
- ✓ Share of freehold through part ownership of freehold-owning management company
- ✓ Maintenance and upkeep of communal facilities and areas shared fairly
- ✓ Communal areas regularly cleaned and external decoration maintained
- ✓ New double glazed windows throughout – wooden sash windows on first and second floor facing High Street
- ✓ Fully equipped contemporary fitted kitchens. High quality appliances with 5 year guarantee. Dish washer, washing machine/tumble drier, fridge freezer included. Full wall tiling.
- ✓ Modern designer bathroom suites, with shower/bath combos. Full wall tiling.
- ✓ Each apartment has independent oil fired central heating / hot water with dedicated oil storage tank.
- ✓ Designed and wired for modern living – down lighters and wall lights with dimmer switches, multiple power sockets, points in bedrooms for wall mounted TV, distributed satellite reception.
- ✓ Luxury carpets and blinds included
- ✓ Soundproofing between floors

Apartment No.7 - £235,000



- ✓ Spacious 2 Bed apartment on second floor
- ✓ Share of management company

- ✓ Large living room open plan to kitchen
- ✓ Separate bath and shower