

Tim Martin
.co.uk



49d Castle Street
Comber
BT23 5DY

Rent
£575 Per Month

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SUMMARY

A beautifully presented ground floor apartment, situated in the heart of Comber village and within walking distance of many local amenities.

The property is available immediately on an unfurnished basis and is fitted with gas fired central heating and uPVC double glazing. The accommodation comprises of an open plan, kitchen, living and dining area, fitted with modern kitchen, one double bedroom, open study area and a shower room, fitted with a modern white suite.

Comber village offers a wealth of local boutiques, coffee shops and restaurants, whilst North Down Cricket Club is only a short walk away as too is Comber leisure centre. A regular bus service and an excellent road network provide ease of access to Newtownards and Belfast city centre.

RENT: £575.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £575.00

No Pets

- OPEN VIEWING: Monday, 16th February 4.30pm to 5pm - No Need to Book
- Beautifully Presented Ground Floor Apartment Situated in the Heart of Comber
- Open Plan Kitchen, Living and Dining Area Fitted with a Modern Kitchen
- One Double Bedroom
- Shower Room Fitted with a Modern White Suite
- Study Area
- Gas Fired Central Heating and uPVC Double Glazing
- Within Walking Distance to Many Local Amenities and Public Transport
- Convenient Commuting Distance to Newtownards and Belfast
- Available Immediately on an Unfurnished Basis

Entrance

White Upvc entrance door;

Open Plan Lounge / Kitchen / Dining

20'11 x 12' 9 max meas (6.38m x 3.66m 2.74m max meas)

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer tap; integrated Beko electric under oven with Beko four ring ceramic hob; extractor hood over; Beko fridge / freezer; wood laminate worktops; tiled splashback; wood laminate floor; recessed spotlights;

Rear Hall / Study Area

Built-in cupboard with gas fired boiler;

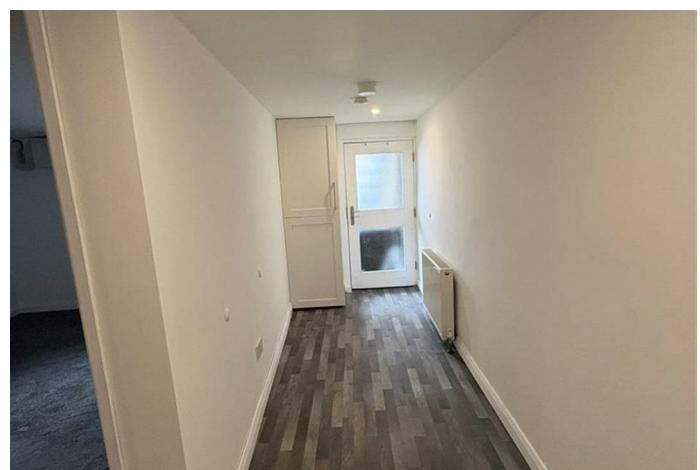
Bedroom 1

10'9 x 10'8 (3.28m x 3.25m)

Shower Room

6'2 x 5'9 (1.88m x 1.75m)

Modern white suite comprising shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; wall mounted wash hand basin with mixer tap and vanity unit under; part pvc wall cladding; vinyl floor; recessed spotlights; extractor fan;





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		77	77
EU Directive 2002/91/EC			

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Comber ■
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