

Tim Martin
.co.uk



**17 Castle Street Court
BT23 5FT**

**Rent
£695 Per Month**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A spacious and beautifully presented first floor apartment situated in this gated development and within walking distance of Comber's bustling town square.

The property is fitted with gas fired central heating, double glazing and boasts bright and spacious accommodation comprising of a lounge, two excellent sized bedrooms, modern fitted kitchen, and bathroom. Outside, there is a small balcony and ample car parking facilities.

Comber village boasts a wealth of local boutiques, coffee shops and restaurants and remains in close proximity to Newtownards, Dundonald, Ulster Hospital and Belfast city centre.

RENT: £695.00

RATES: Landlord Pays Rates

DEPOSIT: £695.00

NB: This property is fitted with gas fired central heating and the supplier may request a deposit of approximately £250.00 from the tenant. This is separate from and in addition to any deposit requested by the landlord or his agent.

- MODERN 1ST FLOOR APARTMENT
- SPACIOUS LOUNGE
- KITCHEN WITH INTEGRATED APPLIANCES
- 2 BEDROOMS
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- PARKING
- TOWN CENTRE LOCATION

ENTRANCE HALL:

Glazed entrance door; wood laminate floor;

LOUNGE:

18' 9" x 14' 8"

Wood laminate floor; tv aerial connection point; open plan through to:

KITCHEN:

9'8" x 8' 2" (2.95m x 2.44m 0.61m)

Range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap; integrated 'Tecnik' electric under oven with four ring gas hob; extractor hood; integrated fridge / freezer; Hotpoint washing machine; formica worktops; tiled splashback; wood laminate floor; Worcester gas fired boiler;

REAR HALLWAY:

Wood laminate floor;

BATHROOM:

8'1" x 6' 6" (2.46m x 1.83m 1.83m)

Modern white suite comprising panelled bath with mixer tap and wall mounted telephone shower attachment; tilted curved glass shower screen; low flush wc; pedestal wash hand basin; pvc wall cladding; wood laminate floor; extractor fan;

BEDROOM (1):

10'9" x 9'9" (3.28m x 2.97m)

wood laminate floor; sliding patio door to balcony area;

BEDROOM (2):

10'9" x 9'11" (3.28m x 3.02m)

Wood laminate floor;

OUTSIDE:

Parking





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		EU Directive 2002/91/EC	

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Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24
7AA
T 028 97 568300