

Tim Martin
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**4 The Mews
Comber
BT23 5RW**

**Offers Around
£99,950**

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SUMMARY

A well presented second floor apartment, situated in this ever popular and convenient development, in the heart of Comber.

The apartment is perfect for the first time buyer, young couple or investor looking to make an affordable move onto the property ladder. Fitted with gas fired central heating and uPVC double glazing, the accommodation comprises of a spacious lounge, modern fitted kitchen, two bedrooms and a bathroom, complete with a white suite. Outside there is designated parking for 1 car.

Comber village is thriving with many local boutiques, coffee shops and restaurants, all of which are on your doorstep. For those wishing to commute, the Comber by-pass allows for ease of access to Newtownards, Dundonald and Belfast city centre, by both car and public transport.

FEATURES

- Well Presented Second Floor Apartment Situated in the Heart of Comber
- Spacious Lounge
- Modern Fitted Kitchen and Bathroom
- Two Well Proportioned Bedrooms
- Gas Fired Central Heating and uPVC Double Glazing
- Designated Parking for 1 Car
- Within Walking Distance to Local Boutiques, Coffee Shops, Schools and Public Transport
- Perfect for the First Time Buyer, Young Couple or Investor
- Convenient Commuting Distance to Newtownards, Dundonald and Belfast

Entrance Hall

Glazed Upvc entrance door; stairs leading to the second floor.

Landing

Wood strip floor; access to roofspace.

Lounge

13'4 x 12'0 (4.06m x 3.66m)

Tiled fireplace with tiled hearth; wood strip floor; telephone connection point.

Kitchen

11'3 x 7'3 (3.43m x 2.21m)

Good range of high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap; space for electric cooker and fridge / freezer; space and plumbing for washing machine; wood laminate worktops; tiled splashback; wood strip floor.

Bedroom 1

9'9 x 6'8 (2.97m x 2.03m)

Wood strip floor; Velux window.

Bedroom 2

13'3 x 9'11 (4.04m x 3.02m)

Wood strip floor; built-in wardrobe.

Bathroom

9'8 x 5'8 (2.95m x 1.73m)

White suite comprising panelled bath with mono mixer tap and wall mounted telephone shower attachment; pedestal wash hand basin with mono mixer tap; dual flush wc; tiled walls and floor; Velux window; hotpress with Ideal gas fired boiler.

Outside

Designated parking space for one car.

Capital Value

£82,500. Rates Payable = £787.00 per annum (approx)

Ground Rent

TBC

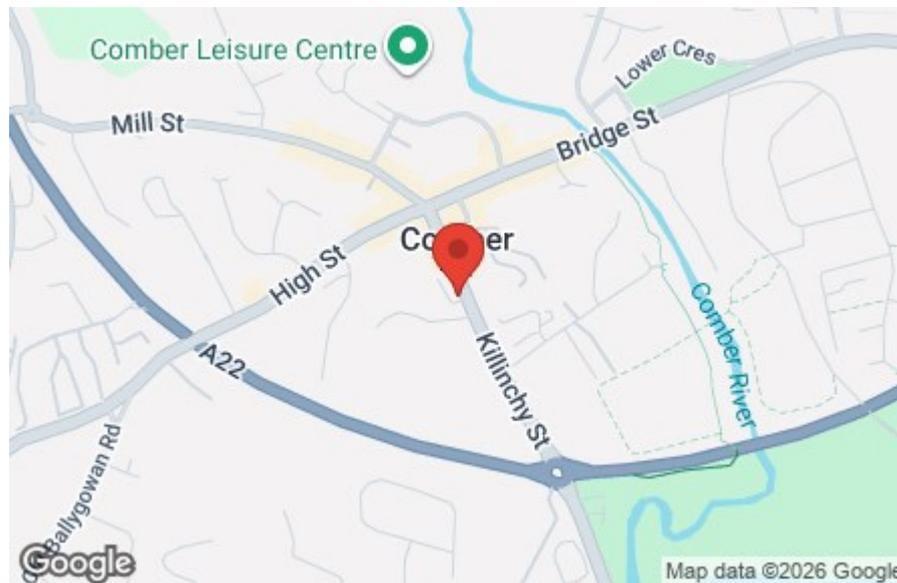
Tenure

Leasehold -10,000 years from 1st April 1989

Management Charge

£753 per annum - to cover building insurance, maintenance of common areas etc











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

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