

Tim Martin
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**Apt 23D Woodrow Gardens
Saintfield
BT24 7WG**

**Offers Around
£140,000**

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SUMMARY

Situated only a short walk from Saintfield village, this beautifully presented second floor apartment leaves nothing for the purchaser to do only unpack.

The entrance hall leads to a spacious lounge with dining area and recently installed modern kitchen. The two bedrooms are a generous size, with the principal bedroom enjoying an en suite shower room and patio doors overlooking communal rear gardens. The accommodation is completed by the bathroom fitted with a modern white suite.

The property enjoys the benefits of gas fired central heating, double glazing, designated parking and communal gardens.

Saintfield is within walking distance and benefits from local boutiques, coffee shops, churches, library and doctors surgery. Academy Primary and Saintfield High Schools are both a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick; as well as schools in the surrounding towns and Belfast.

This apartment is ideal for a buyer looking for a easily maintained home, ready to move into, in a central location.

FEATURES

- Immaculately Presented Second Floor Apartment
- Recently Installed Modern Fitted Kitchen
- Generous Lounge with Dining Room and Electric Fire
- Two Bedrooms - Principal Bedroom with En Suite
- Contemporary Family Bathroom
- Gas Fired Central Heating and Double Glazing
- Designated Parking
- Communal Gardens to Rear
- Within Walking Distance to Saintfield Village and Public Transport
- Convenient Commute to Belfast, Downpatrick and Lisburn

Entrance Hall

Engineered wooden floor; access to roofspace; storage cupboard.

Bathroom

7'3 x 5'5 (2.21m x 1.65m)

Modern white suite comprising P shaped pannelled bath with pillar mixer tap; thermostatically controlled shower over with rain and adjustable shower heads; glass shower screen; vanity unit with wash hand basin pillar mixer tap and drawers under; close coupled WC; chrome heated towel radiator; part tiled walls; 12v spotlights; extractor fan; wood laminate flooring.

Lounge / Dining

23'1" x 11'1" (maximum measurements) (7.04m x 3.38m (maximum measurements))

Engineered wood flooring; TV aerial and telephone connection point; electric fire.

Kitchen

10'3 x 9'9 (3.12m x 2.97m)

Good range of painted effect cupboards and drawers; formica worktop incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer taps; space for fridge / freezer; Hotpoint electric under oven with Hotpoint 4 ring gas hob; stainless steel extractor unit with light; space and plumbing for washing machine; part tiled walls; ceramic tiled floor.

Bedroom 2

12'0 x 9'6 (3.66m x 2.90m)

Built in cupboard with shelving; cupboard with Artisan gas fired boiler.

Principal Bedroom

15'1 x 12'10 (maximum measurements) (4.60m x 3.91m (maximum measurements))

Glazed double doors overlooking communal gardens.

En-Suite Shower Room

6'7 x 4'9 (maximum measurements) (2.01m x 1.45m (maximum measurements))

White suite comprising quadrant tiled shower cubicle with thermostatically controlled shower; sliding glass shower doors and side panels; close coupled WC; vanity unit with wash hand basin pillar mixer taps and cupboard under; chrome heated towel radiator; ceramic tiled floor; 12v spotlights.

Tenure

Freehold

Management Fees

£997.58 per annum (approx)

Capital / Rateable Value

£95,000. Rates Payable = £964.82 per annum (Approx)

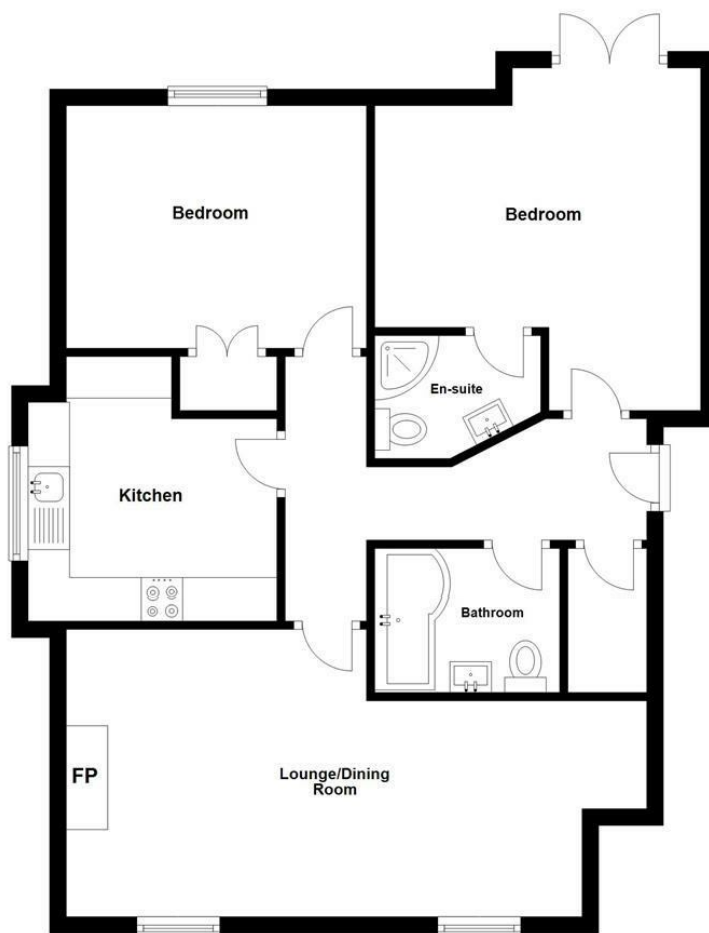






2nd Floor Apartment

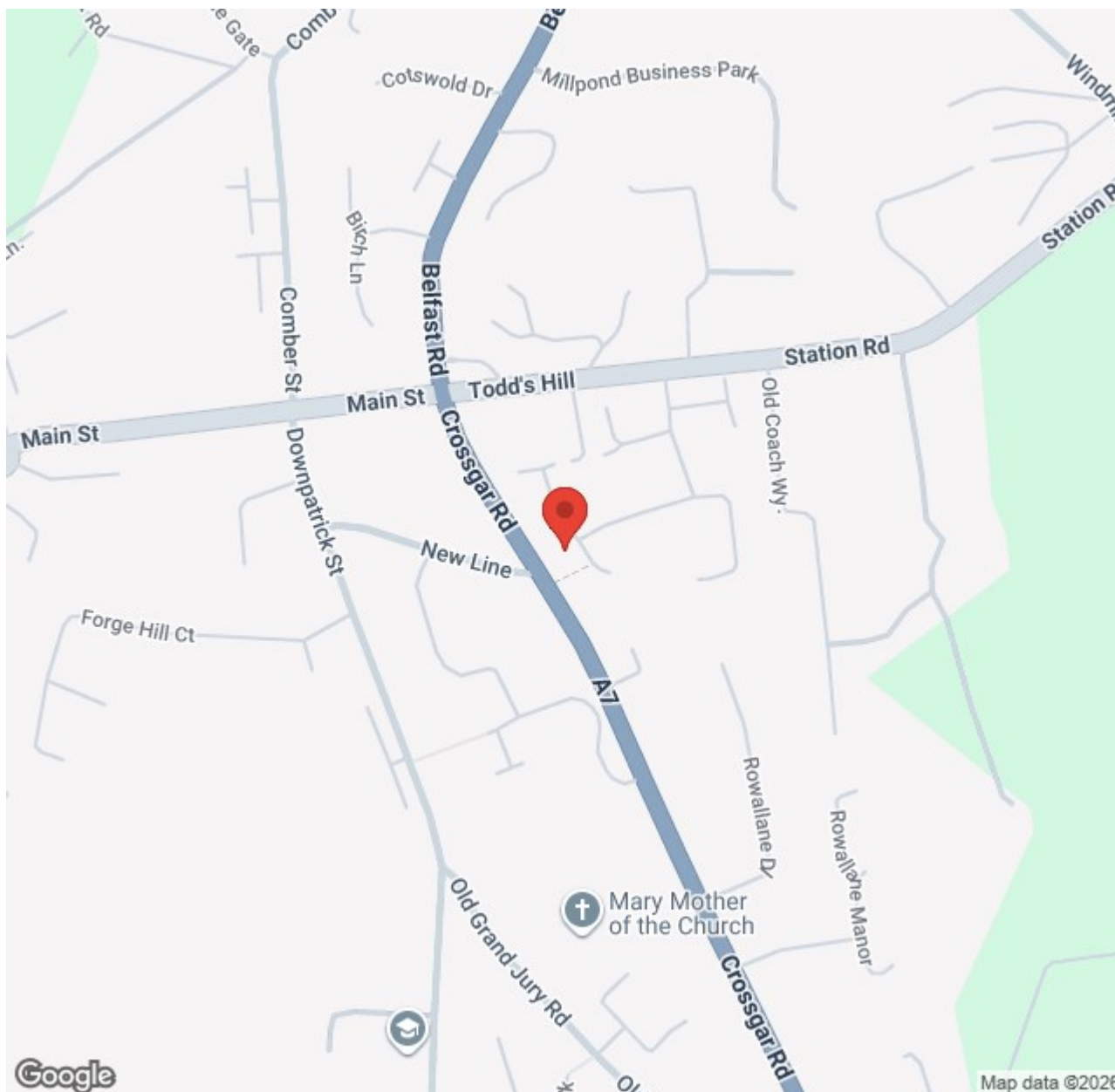
Approx. 72.1 sq. metres (775.8 sq. feet)



Total area: approx. 72.1 sq. metres (775.8 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

23D Woodrow Gardens, Saintfield



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		

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