

Tim Martin
— .co.uk



12-14 Florida Road
Killinchy
BT23 6RU

Rent
£1,200 Per Month

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SUMMARY

A stunning duplex apartment set in a courtyard style development, nestled in the grounds of Florida Manor – a beautifully restored Irish Georgian estate set within 200 acres of lush grasslands, private lakes, and scenic walkways.

The apartment, fitted with gas fired central heating and double glazed windows, has been finished to the highest of standards throughout and is available immediately on a fully furnished basis. The ground floor enjoys a living room with feature stone fireplace and gas stove and a WC. The first floor comprises of a beautifully appointed open plan kitchen, living and dining area, two excellent sized bedrooms and a principal bathroom, fitted with a luxurious white suite.

Surrounded by natural beauty, the apartment remains close to Lisbane and Killinchy villages where you can indulge in the renowned Poachers Pocket and Balloo House pub and restaurant. For those wishing to commute, an excellent road network allows for a convenient commute to Belfast, Newtownards and Downpatrick.

RENT: £1200.00 per month

RATES: Tenant to Pay Rates - amount to be confirmed

DEPOSIT: £1200.00

- Stunning Duplex Apartment Set in a Courtyard Style Development Located in Florida Manor
- Two Excellent Sized Bedrooms
- Living Room with Gas Stove
- First Floor Bathroom Fitted with a Luxurious White Suite and Downstairs WC
- Beautifully Appointed Open Plan Kitchen, Living and Dining Area
- Gas Fired Central Heating and Double Glazing
- Available Immediately on a Fully Furnished Basis
- Close To Lisbane, Killinchy and Comber Villages
- Convenient Commute to Downpatrick, Newtownards, and Belfast

Entrance

Glazed hardwood door;

Living Room

12'10 x 11'5 (3.91m x 3.48m)

Stone fireplace with gas stove; tiled hearth; tiled floor; wall lights; Velux window; beam vacuum point;

WC

7'5 x 3'6 (2.26m x 1.07m)

stunning white suite comprising high flush wc and wall mounted wash hand basin with chrome taps; tiled walls and floor; recessed spotlights;

First Floor / Landing

Wood strip floor;

Open Plan Kitchen / Living / Dining

17'4 x 17' 2 (5.28m x 5.18m 0.61m)

Good range of painted wood low level cupboards and drawers incorporating twin glazed Villeroy and Boch sink unit with mixer tap; Rangemaster range cooker with 5 ring gas hob; extractor unit over; Bosch washing machine; Bosch dishwasher; Fridge with freezer compartment; wooden worktops; wood strip floor; wall lights;

Bedroom 1

17'4 x 11'2 (5.28m x 3.40m)

Wood strip floor; Velux window;

Bedroom 2

15'0 x 6'4 (4.57m x 1.93m)

Wood strip floor; built-in storage cupboard; Worcester gas fired boiler;

Bathroom

9'1 x 6'9 (2.77m x 2.06m)

Stunning white suite comprising freestanding roll top bath on ball and claw feet and with raised pillar mixer tap and telephone shower attachment; separate tile shower cubicle with thermostatically controlled shower unit and shower head over; sliding shower doors; low flush wc; pedestal wash hand basin with chrome taps; tiled walls and floor; recessed spotlights; electric shaver point; extractor fan;

Outside

Communal gardens











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 	

Comber ■

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Saintfield

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