

Tim Martin
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Apt 19 Saintfield Mill
Saintfield
BT24 7FH

Offers Around
£140,000

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SUMMARY

This immaculately presented second floor apartment is situated only a short stroll from Saintfield's bustling village and public transport.

Ideal for a first time buyer, those wishing to downsize or investor, the property boasts well-appointed accommodation. The entrance hall leads to a spacious open plan kitchen / living / dining room. The two bedrooms are well proportioned, with the one bedroom benefiting from an en suite shower room. The accommodation is completed by the principal bathroom fitted with a modern white suite.

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

Many local amenities are within walking distance including 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.

FEATURES

- Well Presented Second Floor Apartment
- Open Plan Kitchen / Living / Dining Room
- Two Well Proportioned Bedrooms - One with En Suite Shower Room
- Principal Bathroom with White Suite
- Gas Fired Central Heating and Double Glazing
- Designated Parking
- Within Walking Distance to Saintfield's Local Amenities
- Excellent Public Transport Only Yards from the Apartment
- B Energy Rating



Communal Staircase Leading To:-

Entrance Hall

Hardwood entrance door; access to roofspace; telephone entry system; storage cupboard with Viessmann gas fired boiler.

Open Plan Kitchen / Living / Dining

19'3 x 14'3 (5.87m x 4.34m)

L Shaped - maximum measurement

Excellent range of high and low level cupboards; formica worktops incorporating single drainer stainless steel sink unit with swan neck mixer tap; Gorenje double electric oven; Gorenje 4 ring hob with glass and stainless steel extractor unit and light over; Gorenje fridge / freezer; Gorenje integrated dishwasher; integrated washing machine; ceramic tiled floor; part tiled walls; LED spotlights; tv aerial and telephone connection point.

Bedroom 1

14 x 9'6 (4.27m x 2.90m)

LED spot lighting.

En Suite Shower Room

7'8 x 2'9 (2.34m x 0.84m)

White suite comprising tiled shower cubicle with thermostatically controlled shower and telephone shower attachment; glass folding shower door; semi pedestal wash hand basin; dual flush wc; heated towel radiator; extractor fan; part tiled walls; ceramic tiled floor; LED spotlights.

Bathroom

9'5 x 5'7 (2.87m x 1.70m)

White suite comprising panelled bath; tiled shower cubicle with thermostatically controlled shower and telephone shower attachment; glass folding shower door and side panel; semi pedestal wash hand basin; dual flush wc; heated towel radiator; part tiled walls; ceramic tiled floor; extractor fan; LED spotlights.

Bedroom 2

11'9 x 9'11 (3.58m x 3.02m)

TV aerial connection point.

Capital / Rateable Value

£75,000. Rates Payable = £792 per annum (approx)

Management Charges

£227.17 per quarter












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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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