

Tim Martin
— .co.uk



**46 Station Park
Crossgar
BT30 9FB**

**Offers Around
£135,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

This beautifully presented second floor apartment, with lift access, is ideally situated a short stroll from Crossgar's bustling village.

Ideal for a first time buyer, those wishing to downsize or an investor, the property boasts generous accommodation throughout and is fitted with gas fired central heating and PVC double glazing.

The entrance hall leads to a spacious open plan kitchen / living / dining. The two bedrooms are bright and well proportioned. The property is completed with the bathroom boasting a separate bath and shower. There is communal parking located to the front and rear of the apartment.

Crossgar village boasts many local amenities which are within walking distance including local shops, coffee shops, restaurants, churches and doctors surgery. Glasswater, St Joseph's and Cedar Integrated Primary and St Colmcille's High Schools are a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick.

FEATURES

- Beautifully Presented Second Floor Apartment
- Ideal For The First Time Buyer, Those Wishing to Downsize or an Investor,
- Communal Lift to the Second Floor
- Spacious Open Plan Kitchen / Living / Dining
- Two Well Proportioned and Bright Bedrooms
- Gas Fired Central Heating and PVC Double Glazing
- Communal Parking to Front and Rear and Communal Patio Area
- Perfect for the First Time Buyer, Young Couple, Investor or Those Wishing to Downsize
- Within Walking Distance of Crossgar Village and Public Transport
- Convenient Commute to Downpatrick, Belfast and Lisburn

Entrance Hall

Storage cupboard; wood laminate flooring; LED spotlights; access to roofspace (partially floored)

Open Plan Kitchen / Living / Dining

25'5 x 13'3 (7.75m x 4.04m)

Good range of high and low level cupboards and drawers; wooden worktop incorporating 1½ tub single drainer enamel sink unit with swan neck mixer tap; Indesit electric oven; Schott Ceran 4 ring ceramic hob with stainless steel extractor unit and light over; space and plumbing for washing machine and fridge / freezer; Worcester gas fired boiler; ceramic tiled floor; part tiled walls; 12v spotlights; TV aerial and telephone connection point; wood laminate flooring.

Bedroom 1

13'4 x 10'5 (4.06m x 3.18m)

Wood laminate flooring.

Bathroom

8'10 x 6'5 (2.69m x 1.96m)

White suite comprising panel bath; tiled shower cubicle with glass shower door and side panel; thermostatically controlled shower with telephone shower attachment; dual flush WC; pedestal wash hand basin with mono mixer taps; chrome heated towel radiator; feature wood panelling; LED spotlights; extractor fan; ceramic tiled floor; part tiled walls.

Bedroom 2

13'8 x 10'4 (4.17m x 3.15m)

Wood laminate flooring

Outside

Flagged communal South facing patio area; communal bin storage; ample communal parking to front and rear.

Tenure

Freehold

Managment Fees

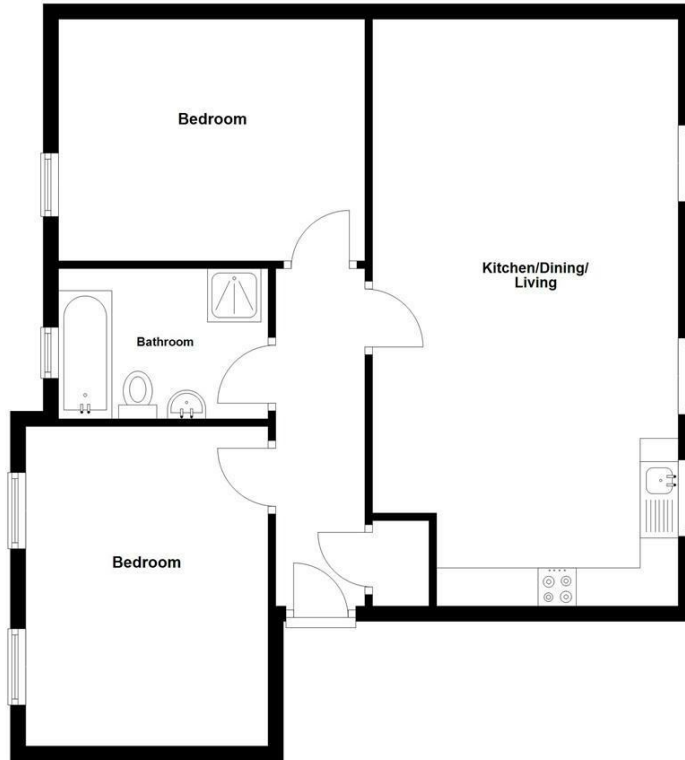
£112 Per Month

Capitla / Rateable Value

£90,000. Rates Payable = £950 Per annum (Approx)

Second Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



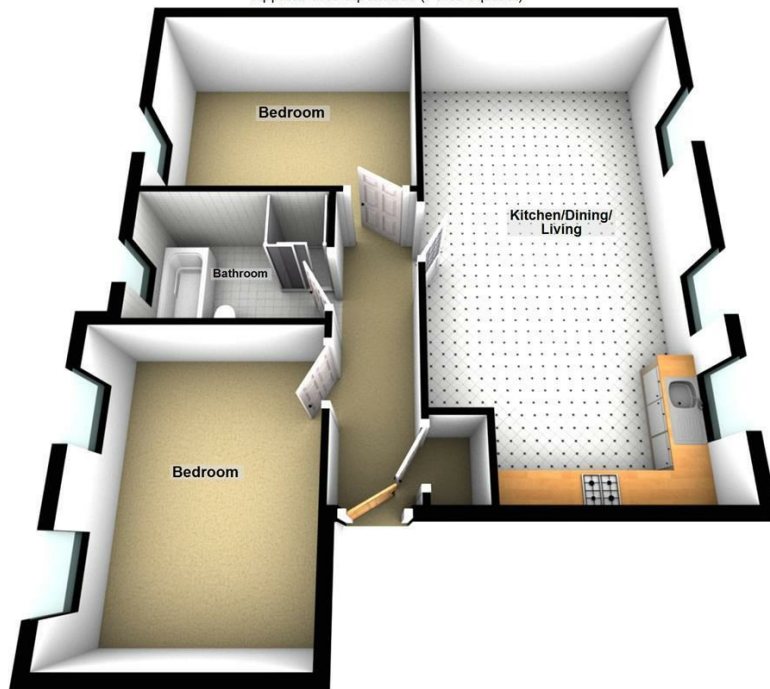
Total area: approx. 69.6 sq. metres (749.0 sq. feet)

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

46 Station Park, Crossgar

Second Floor

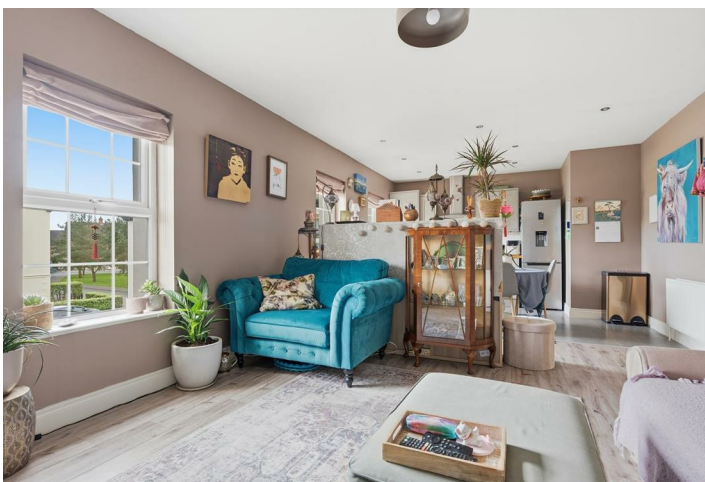
Approx. 69.6 sq. metres (749.0 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 sq. feet)

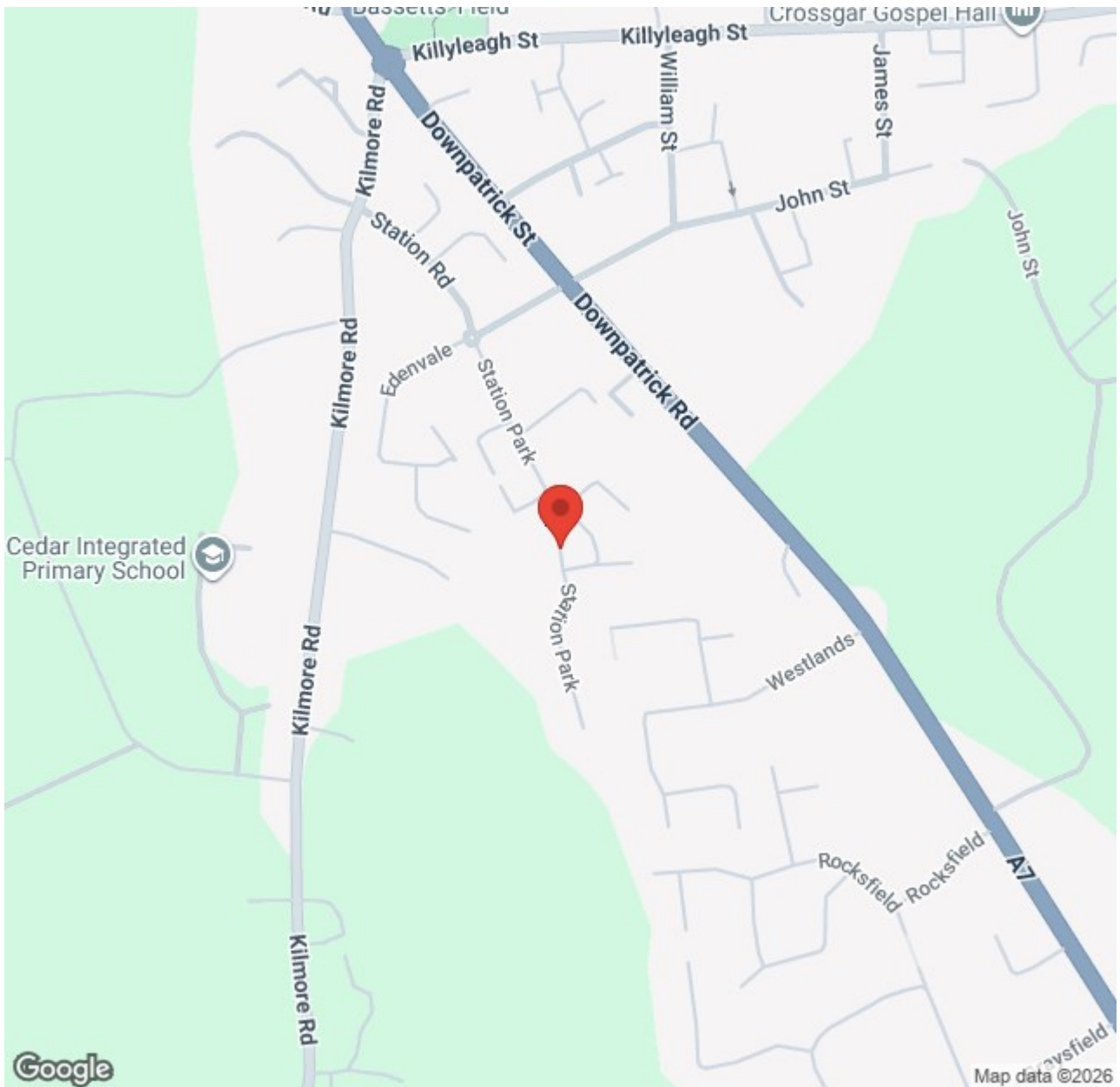
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

46 Station Park, Crossgar









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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

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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.