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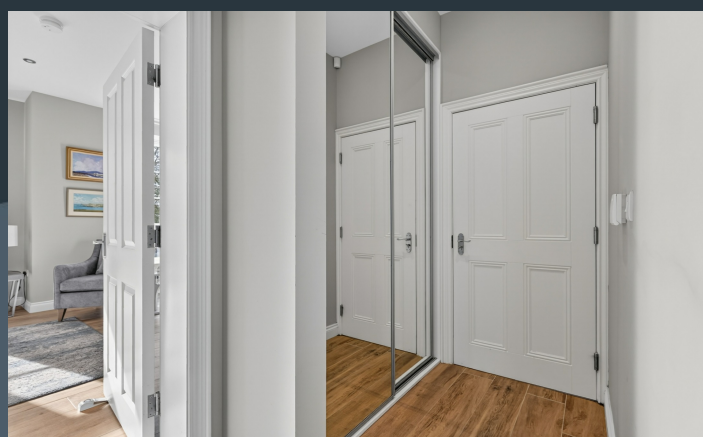
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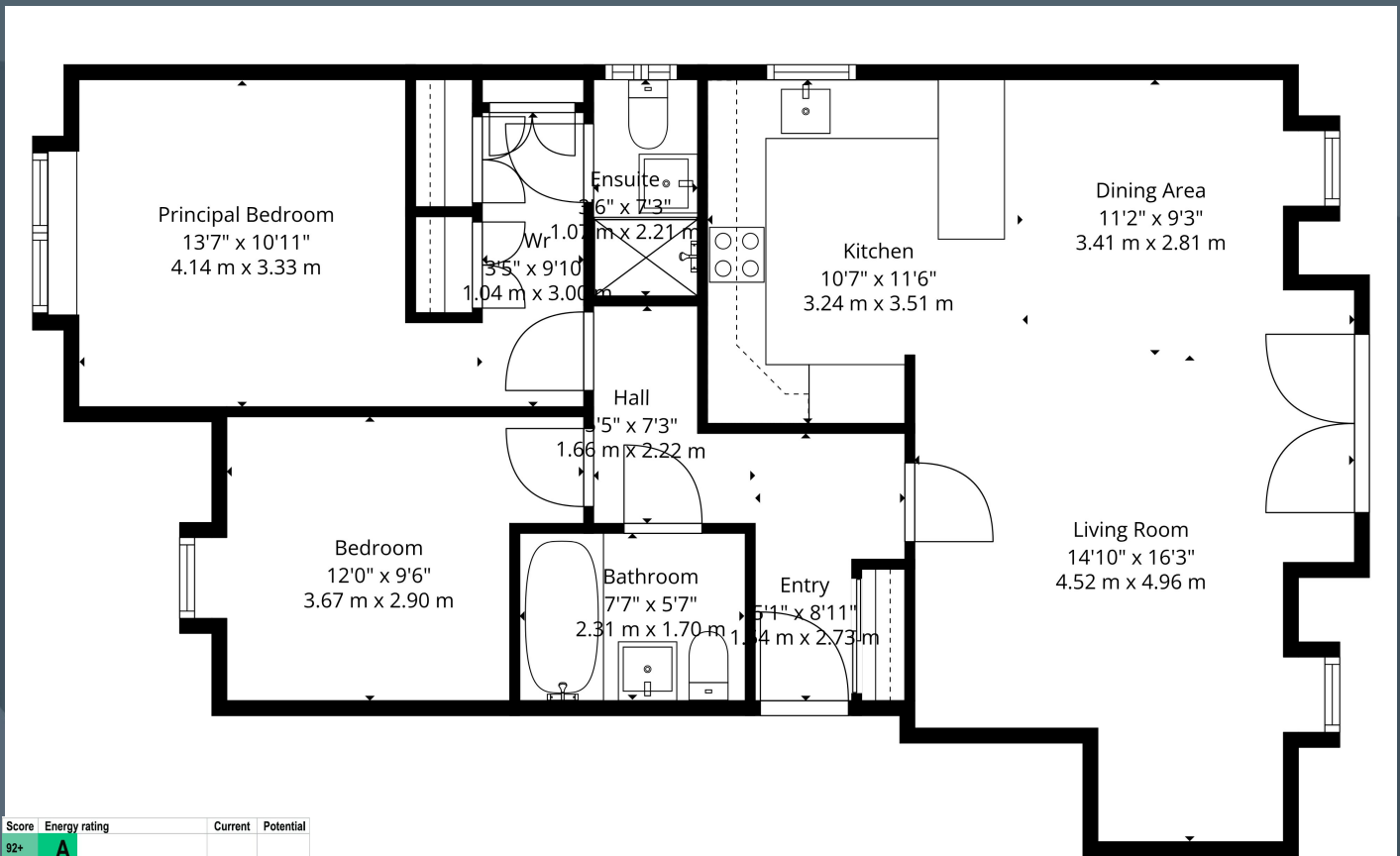


Apt **2 PARK MANOR**
Windsor Avenue Lurgan BT67 9FS

Offers around
£214,950







Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 859 sq. ft, 80 m2
 1st floor: 859 sq. ft, 80 m2
 EXCLUDED AREAS: BAY WINDOW: 14 sq. ft, 0 m2, WALLS: 70 sq. ft, 6 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Description

This very elegant and highly exclusive block of purpose built apartments is wonderfully located on the much respected Windsor Avenue of Lurgan, providing access to Northern Ireland's largest and most beautiful urban Park with lake, walks, play area, tennis courts, cricket lawns, football pitches and bowling green. Lurgan Golf club is located close by as is all the amenities of the town centre as well as bus, road and rail services and an array of schools and colleges.

The property will present a wonderful opportunity for a wide spectrum of discerning purchasers seeking a more select, contemporary apartment lifestyle in a beautiful setting with the added enjoyment of having little to do but simply move in.

Not to be missed, viewing highly recommended!

Features:-

- Luxury two bedroom ground floor apartment
- A very elegant and wonderfully exclusive purpose built block of contemporary style apartments
- Two good bedrooms, master bedroom with an exclusive fitted dressing room leading into an ensuite shower room. Shower, WC and wash hand basin
- Stunning open plan live in style living room with dining area and kitchen. PVC double glazed double doors leading to the garden
- Beautifully fitted kitchen with an attractive range of cabinetry as well as a built in fridge / freezer, built in oven with inset hob and extractor fan. Built in dish washer. Built in washer / dryer
- Study area within the living room with a bespoke fitted desk unit and storage cabinets
- Bathroom with a stylish white suite comprising bath, WC and vanity wash hand basin
- Front door leads into the hallway with a fitted storage area with mirror sliding doors
- Driveway with electrically operated gates leading to an enclosed allocated parking and communal patio area
- Main front door leading into the communal hallway with stairs and lift to the first and second floor apartments
- Stunning residential location with views to Lurgan Park and convenient to the amenities of Lurgan
- PVC double glazed windows
- Gas fired central heating
- Private garden area laid with artificial lawns and paved patio with gate onto Windsor Avenue
- Management charge approx £1750 per annum



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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