

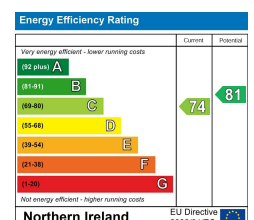


Apt 12 Queensfort Court, Saintfield Road, Carryduff, BT8 8NF

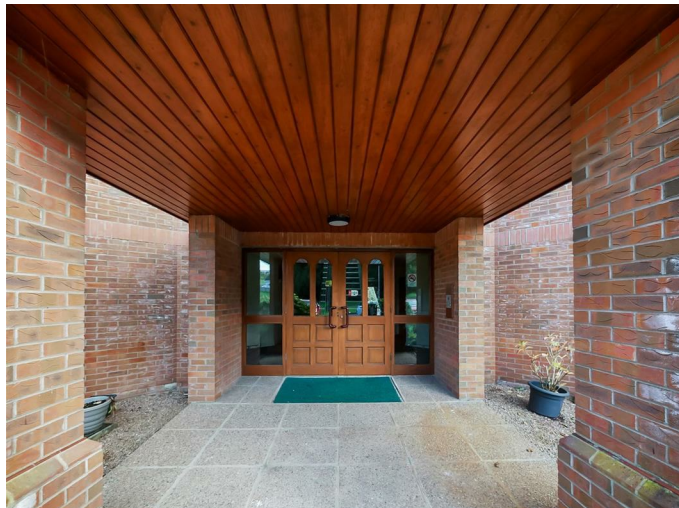
Asking Price £139,950

Queensfort Court is an apartment development for the over 55's situated within Carryduff just off the Ballynahinch Road. This particular apartment is located within the main building on the 1st floor. Internally the property comprises two double bedrooms one with walk in dressing room, lounge / dining, a modern fitted kitchen and a deluxe white shower suite. The property also benefits from an Economy 7 central heating system and double glazed windows. Also with this main building has an on site warden, communal lounge area and kitchen which also provides access to the outside patio and garden area. An excellent property located within a cul de sac setting within a superb well run facility.

- 1st floor apartment for over 55s
- Spacious lounge
- Modern shower suite
- Double glazed windows
- Well maintained communal areas
- Two double bedrooms
- Deluxe fitted kitchen
- Economy 7 heating
- Communal building with common room / guest bedroom
- Chain free onward sale

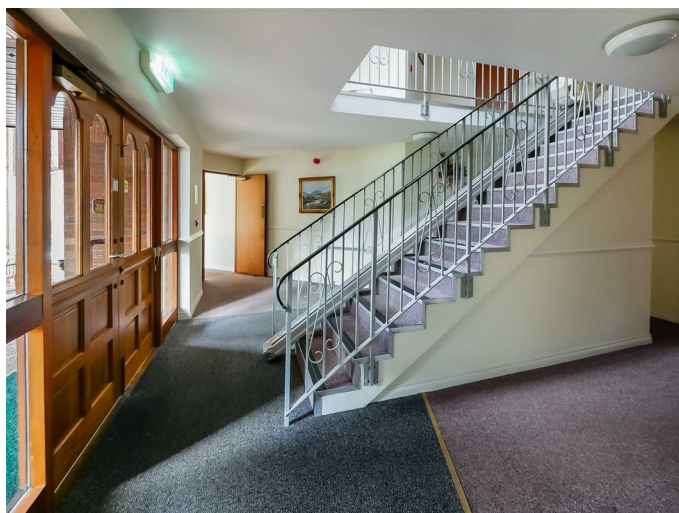


The accommodation comprises



Communal entrance door leading to communal hallway.

Communal hallway



Stairs and chair lift to the 1st floor.

Apartment entrance



Glass panelled front door leading to the entrance hall.

Entrance hall



Large walk in storage, roof space access via slingsby ladder approach.

Lounge / dining 18'7 x 12'3 (5.66m x 3.73m)



Double glazed door leading to a Juliet balcony.

Kitchen



Modern fitted kitchen with a range of high

and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and double oven, extractor fan. Fridge freezer space, breakfast bar.

Bedroom 1 14'7 x 14'7 (4.45m x 4.45m)



At widest points.

Walk in wardrobe.



Light and power.

Bedroom 2 11'8 x 8'2 (3.56m x 2.49m)



Shower room 8'4 x 8'3 (2.54m x 2.51m)



Comprising walk in shower with chrome thermostatically controlled shower, low flush w/c, wash hand basin with storage below, part tiled walls, tiled floor, sensor lighting, hot press.

Communal room



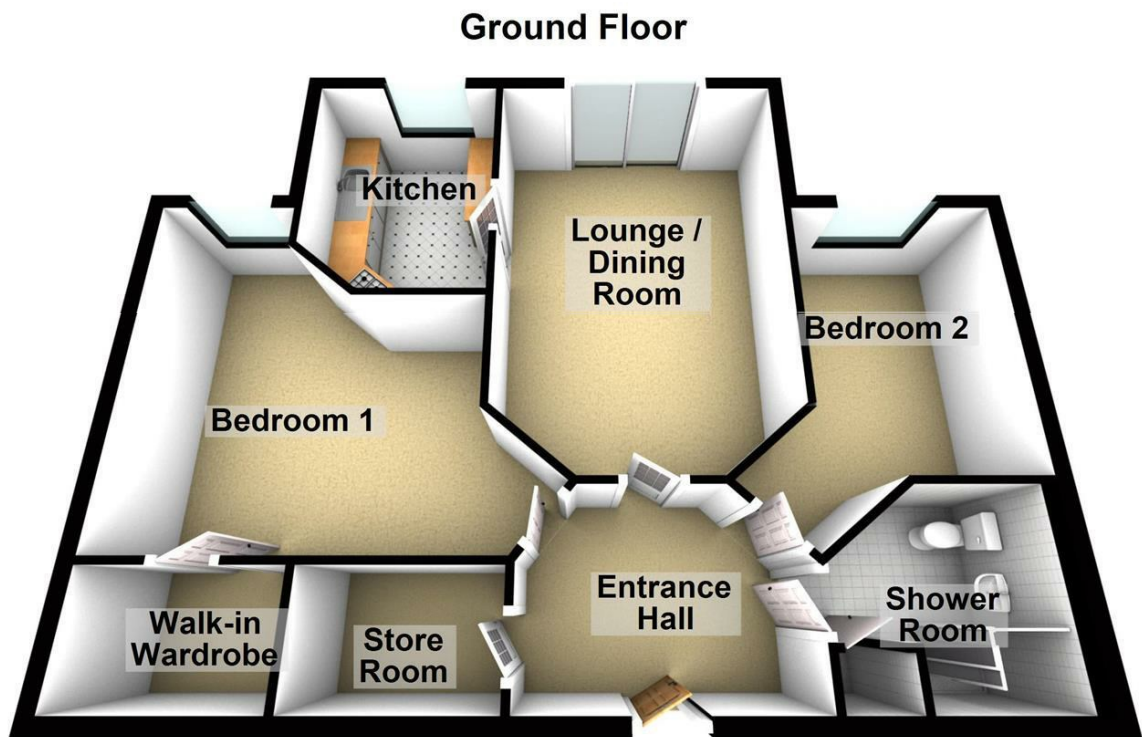
Available for residents to use.

Management charges

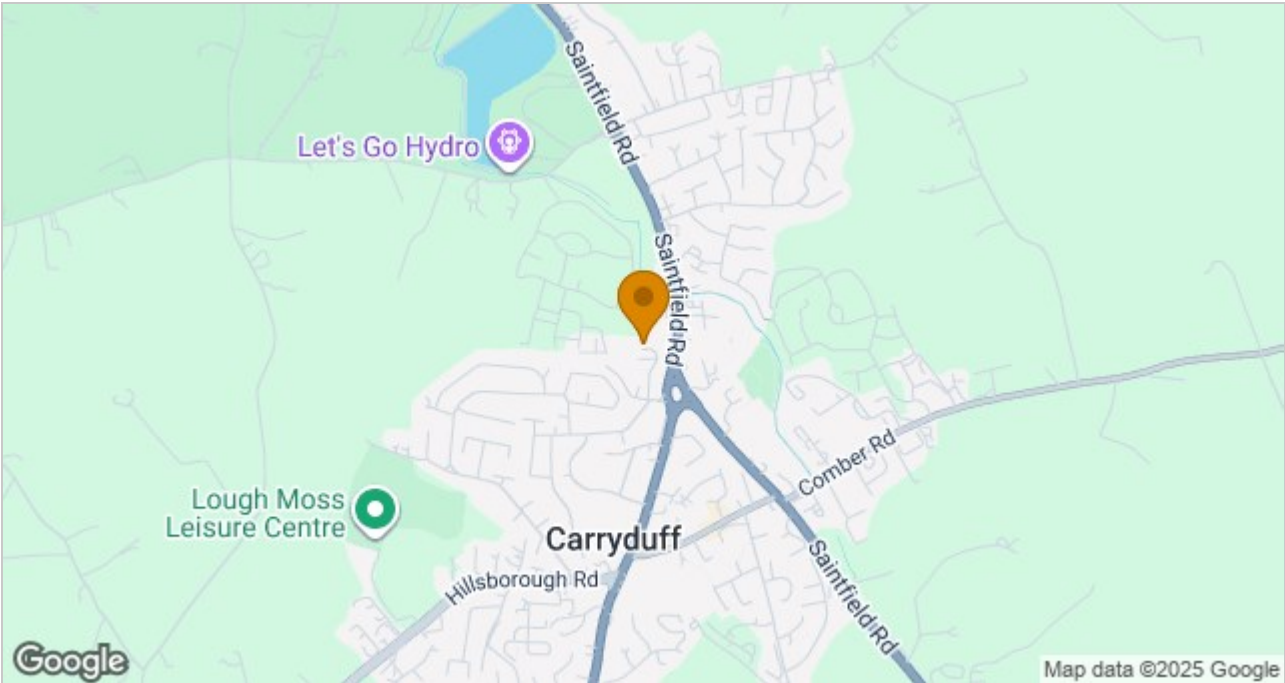
Maintenance Fees are approx £1550.00 per annum (includes building insurance, window cleaning, grass cutting, exterior maintenance and warden service)

Warden Service: A non resident warden service is available for residents. An emergency call system is installed in every room in the apartment which alerts a call answering service throughout 24 hours.

Floor Plan



Area Map



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