



## 20 Queensfort Court, Carryduff, Carryduff, BT8 8NF

**Asking Price £149,950**

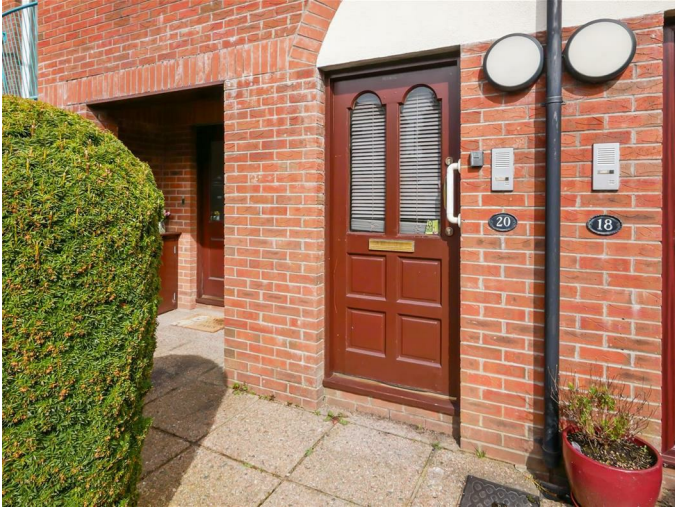
Queensfort Court is a popular, purpose built development for the over 55's community in a private and convenient location in Carryduff. There are excellent facilities on site including a communal lounge with kitchen facilities, guest bedrooms, on site warden, hairdressing facility and communal gardens.

Set in a private cul-de-sac setting, this property is sure to appeal to those who are wanting to down size to a low maintenance, easy maintained property that they have little to do but just add their own personal touches too. The apartment itself is on the 1st floor with its own front door access and offers two double bedrooms, spacious lounge / dining room, a modern fitted kitchen with space for casual dining area and luxury shower suite. In addition to all this the property also benefits from double glazing, economy 7 heating and communal parking to the front. Thoughtfully laid out, Queensfort Court has created its own community between the residents whilst still providing them with easy access to the local amenities and transport facilities in Carryduff and surrounding areas.

- Spacious 1st floor apartment in this popular over 55s complex
- Bright and spacious lounge / dining
- Deluxe shower suite
- Economy 7 heating
- Access to common room & additional on-site facilities
- Two double bedrooms
- Modern fitted kitchen
- Double glazed windows
- Cul de sac setting
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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	

## The accommodation comprises



Hardwood front door leading to the entrance hall.

### Entrance hall

Extra wide stairs that can accommodate a stair lift if required.

### Landing



Walk in storage, access to the roof space.

## Lounge 18'9 x 13'0 (5.72m x 3.96m)



### Additional lounge image



## Kitchen 11'5 x 9'6 (3.48m x 2.90m)



Modern fitted kitchen with a range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, extractor fan, washing

machine, tumble dryer, integrated fridge / freezer, tiled floor.

### Additional kitchen image



### Bedroom 1 16'5 x 12'3 (5.00m x 3.73m)



At widest points, built in sliding robes.

### Bedroom 2 10'1 x 9'8 (3.07m x 2.95m)



### Shower room 9'3 x 7'7 (2.82m x 2.31m)



Deluxe white suite comprising walk in shower cubicle with thermostatically controlled shower, low flush w/c, wash hand basin with storage below, extractor fan, part tiled walls, tiled floor, chrome towel radiator, hot press.

### Outside



Well maintained and cared for communal gardens and off street parking.

### Management

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.

### Common room ( Main Building)

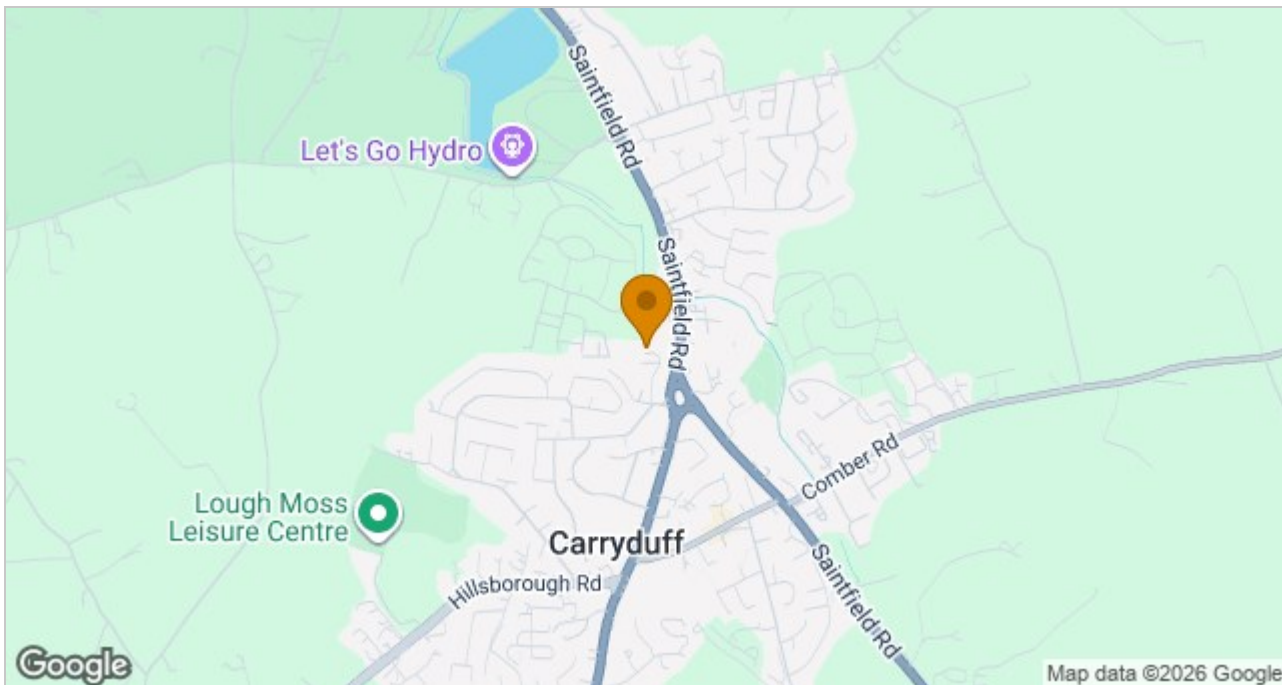


**A shared residents common room with kitchen, laundry and hairdressing room facilities and additional guests en-suite bedrooms available subject to terms.**

## Floor Plan



## Area Map



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