



## 45 Station Park

Crossgar  
BT30 9FB

Offers In The Region Of  
£115,000

- First Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge & Kitchen
- Bathroom En-Suite
- Move In Ready Home
- Centrally Located
- Gas Heating
- Prompt Viewing Encouraged
- Chain Free Sale



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





This well cared for first floor, town centre, apartment offers convenient urban living with easy access to local shops, cafes, and public transport.

Featuring a modern layout, it combines comfort and functionality, ideal for professionals or retirees seeking a low maintenance lifestyle. With close proximity to amenities, it provides excellent accessibility and everyday convenience.

Prompt viewing is encouraged.

#### ACCOMMODATION

The apartment comprises open plan lounge and kitchen, two double bedrooms, principle with en-suite bathroom.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703 612 257

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB

028 9756 4400

#### Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP

028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

028 4062 2226

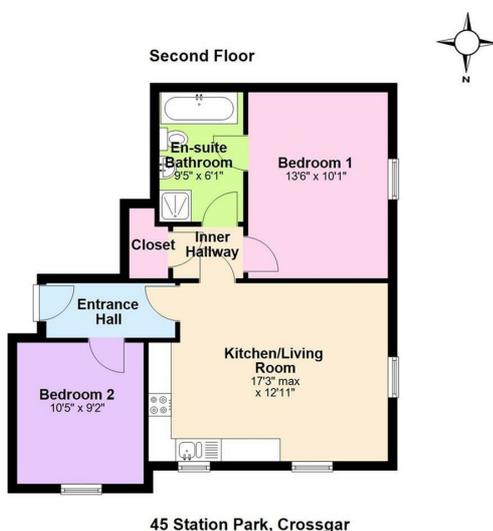
#### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

028 9081 2422

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)