



7F Abbots Cross, Newtownabbey, BT37 9QT

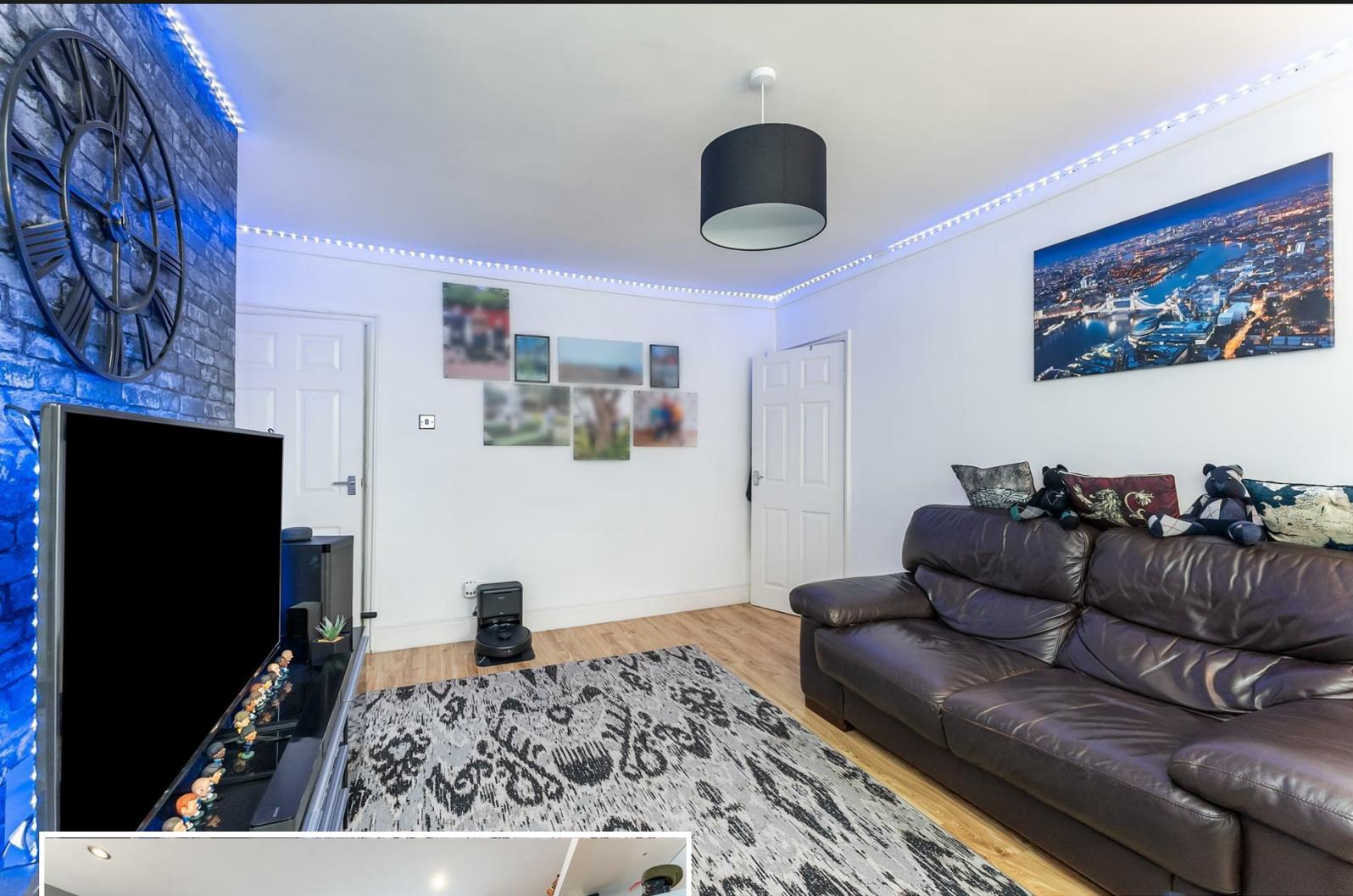
- Second Floor/Top Floor Apartment
- Modern Fitted Kitchen
- Gas Heating
- Private Balcony
- Convenient Location
- Three Bedroom; Two Reception
- Deluxe Shower Room
- PVC Double Glazing
- Communal Parking
- Ideal First Time Buy/Buy To Let

Offers Over £109,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system.

PRIVATE ENTRANCE HALL

Tiled floor. Open arch to dining room and kitchen.

LOUNGE 15'5" x 13'5"

Wood laminate floor covering. Gas fired central heating boiler (housed with storage unit).

DINING ROOM 9'4" x 8'0"

Tiled floor. PVC double glazed French door leading to private balcony, enjoying view towards Cave Hill.



KITCHEN 10'8" x 6'10"

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with splashback and stainless steel extractor hood over. Integrated double oven and microwave oven. Plumbed and space for washing machine. Plumbed and space for slimline dishwasher. Tiled floor.

REAR HALL

BEDROOM 1 15'4" x 10'11" (wps)

Built in wardrobe. Wood laminate floor covering.

BEDROOM 2 10'8" x 7'11"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 10'6" x 9'3" (wps)

Built in shelved store. Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, two piece suite comprising oversized shower enclosure and floating vanity unit. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

FULLY TILED FURNISHED CLOAKROOM

With white WC.

EXTERNAL

Communal parking area.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Well presented, three bedroom/two reception, second floor/top floor apartment with private balcony, conveniently situated within Abbots Cross, Doagh Road, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, lounge, dining room, separate modern fitted kitchen, three bedrooms, deluxe shower room, and separate furnished cloakroom.

Externally, the property enjoys a private balcony and communal parking.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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