



# 21 THE COURTYARD, MILL VILLAGE

Comber, BT23 5GR

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*Offers Around*

**£245,000**



APARTMENT | 2  | 2  | 2 

21 The Courtyard is a well-presented two-bedroom duplex apartment located within the popular Mill Village development on the outskirts of Comber.

## KEY FEATURES

- Spacious Duplex Apartment Arranged Over Two Floors
- Two Generous Double Bedrooms, Both With Ensuite Facilities
- Bright and Airy Open-Plan Living and Dining Space
- Contemporary Fitted Kitchen With Integrated Appliances
- Gas-Fired Central HeatinguPVC Double-Glazed Windows
- Secure Communal Entrance
- Allocated Resident Parking With Additional Visitor Spaces
- Well-Maintained Communal Areas Within the Development
- Early Viewing Recommended



## ROOM DETAILS

### ENTRANCE

*Entrance Lobby*

### GROUND FLOOR

*Reception Hall*

3'7" x 16'8"

*Kitchen/Dining/Living*

23'8" x 17'2"

*Principal Bedroom*

17'2" x 10'2"

*En-suite Bathroom*

6'2" x 10'2"

*Bedroom Two*

13'5" x 9'

*En-suite Shower Room*

8' x 5'7"

*Oak Tread Staircase*

### FIRST FLOOR

*Entertainment Space*

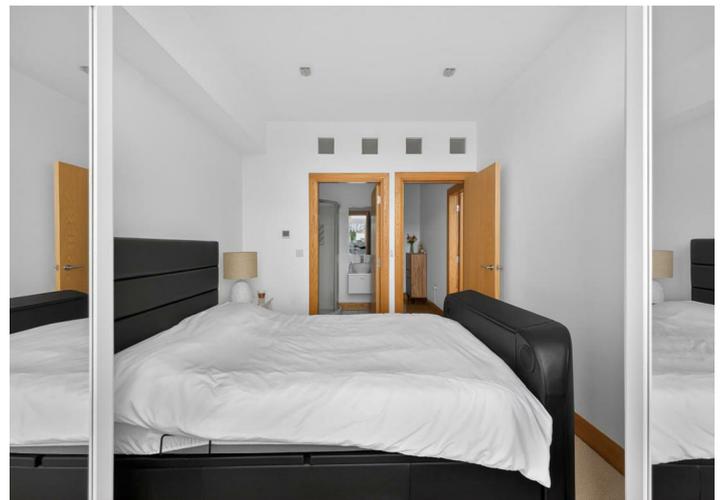
18'1" x 27'11"

*Separate WC*

*Plant Room*

### OUTSIDE

*Balcony*



## DIRECTIONS

*Travelling on the A22 from Comber towards Belfast take a left into the Mill Village. The Courtyard is the first apartment building on the left-hand side.*



## THE LOCAL AREA

Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more



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			
Northern Ireland		EU Directive 2002/91/EC	

## OUR BRANCHES

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