



## 24 AYLESBURY COURT

Mallusk Newtownabbey  
BT36 7YQ

- First Floor Apartment
- 2 Bedrooms
- Open Plan Living
- Fitted Kitchen
- Modern White Bathroom
- PVC Double Glazing
- Gas Heating
- Own Garden At Rear

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

**Offers Around £122,500**

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## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed front door, own staircase to landing

#### FIRST FLOOR

#### LANDING

Storage cupboard with gas boiler

#### LOUNGE/KITCHEN/DINING

22'8" x 12'3" (6.91m" x 3.73m")  
Range of high and low level

units, formica worktop, stainless steel single drainer sink unit, built in oven, ceramic hob, stainless steel extractor fan, integrated fridge, freezer, dishwasher and washing machine, partly tiled walls, tiled floor in kitchen, wood laminate flooring in lounge / dining, two radiators

#### BEDROOM 1

13'9" x 9'6" at widest (4.19m" x 2.90m" at widest )  
Radiator

#### BEDROOM 2

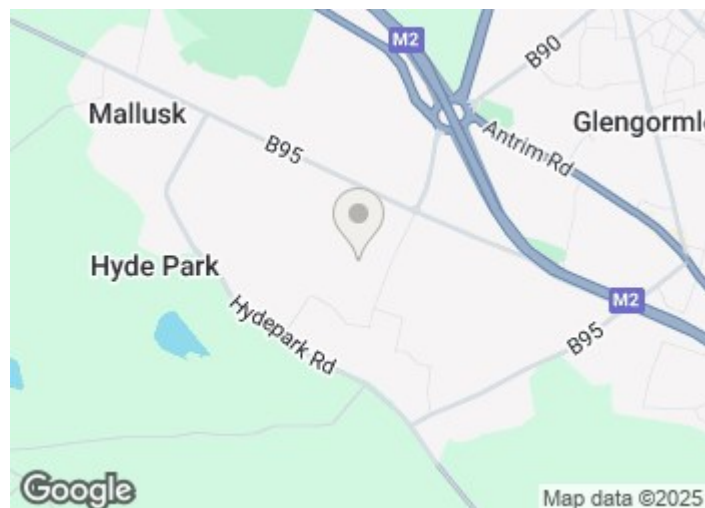
13'2" x 8'8" (4.01m" x 2.64m")  
Radiator

#### BATHROOM

Modern white suite comprising panelled shower bath, thermostatic shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator

#### OUTSIDE

Allocated parking  
Garden to rear in lawn with paved patio area



## Directions





Floor Plan

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