



12A Beechwood House Woodland Drive Rush Park, Newtownabbey, BT37 9SF

**Offers Around
£55,000**

We are delighted to offer for sale this well presented apartment which is located just off the Shore Road in the ever popular Rush Park Housing Estate and will appeal to an investor

Inside the accommodation comprises; entrance hall, lounge with access to a balcony offering stunning views and a separate modern newly installed fitted kitchen with space for appliances.

There are also two bedrooms master with range of built in furniture and a separate modern newly installed shower room.

Other benefits include PVC double glazing, economy seven heating and a completed ECIR certificate, available upon request.

CASH OFFERS ONLY !! CASH OFFERS ONLY !! CASH OFFERS ONLY !!

Please note the future of this block is unknown, It is under consideration for demolition by NIHE in future years but nothing has been confirmed

Early viewing recommended !!

12A Beechwood House Woodland Drive

Rush Park, Newtownabbey, BT37 9SF



- Apartment
- Modern Kitchen
- Economy 7 Heating
- 2 Bedrooms
- Modern Shower Room
- Cash Offers Only
- Lounge & Balcony
- PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Storage cupboards, Economy 7 Heater.

LOUNGE

14'3" x 10'8" (4.34m" x 3.25m")
Two economy 7 heaters, pvc double glazed door to balcony

BALCONY

In artificial grass, superb views towards Cavehill.

KITCHEN

10'8" x 6'2" (3.25m" x 1.88m")

Modern newly installed range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, stainless steel splash back, plumbed for washing machine, fridge / freezer space, partly tiled walls.

BEDROOM 1

12'6" x 8'6" at widest (3.81m" x 2.59m" at widest)

Modern range of built in furniture including, wardrobe,

cupboard and drawers, economy 7 heater.

BEDROOM 2

12'5" x 8'6" (3.78m" x 2.59m")

Built in wardrobe, economy 7 heater.

SHOWER ROOM

Shower area, Mira electric shower, pedestal wash hand basin, low flush wc, fully pvc panelled walls, pvc tongue and groove ceiling.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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