COLIN GRAHAM RESIDENTIAL

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Apartment 93, 8 Northview, Newtownabbey, BT36 7GA

- Spacious Ground Floor Apartment
- Lounge Through Dining Room
- Bathroom
- Gas Heating; PVC Double Glazing
- Communal Parking; Gated Development
- Two Double Bedrooms
- Modern Fitted Kitchen
- En Suite Shower Room
- Private Patio Area
- Views Towards Belfast Lough

Offers Over £149,950

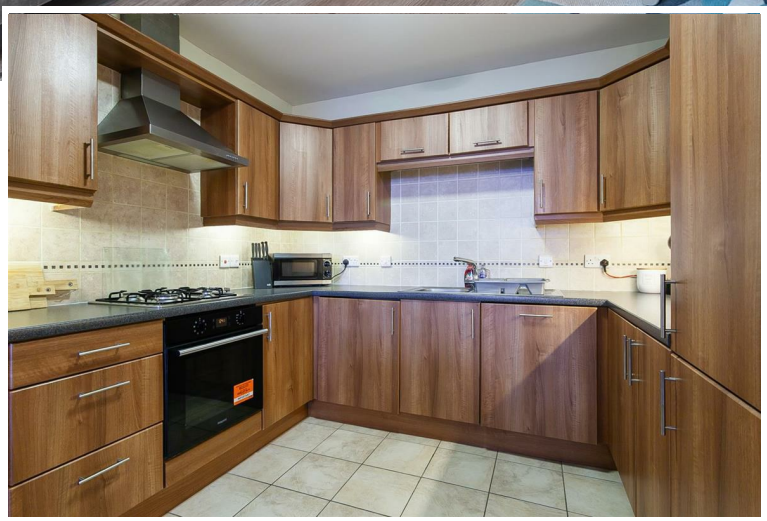
EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system.

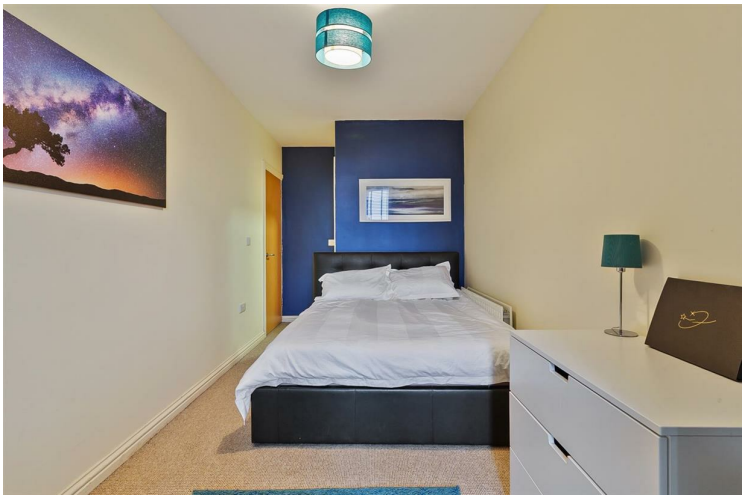
PRIVATE ENTRANCE HALL

Wood laminate floor covering. Intercom entry hand set. Access to store with gas fired central heating boiler.

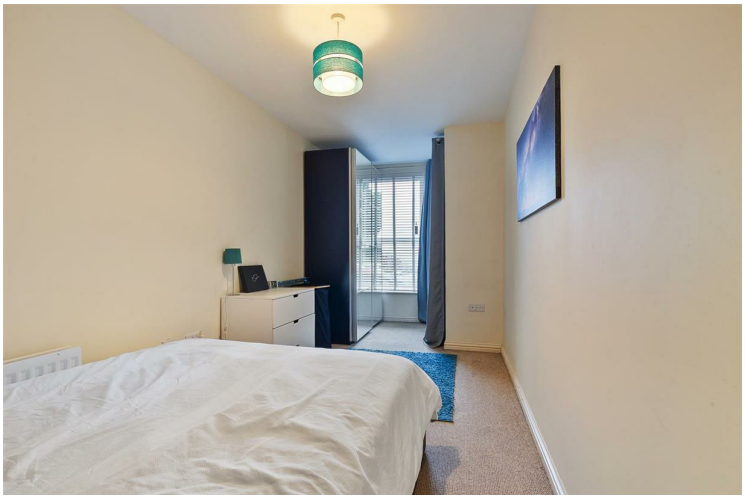
LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA

LIVING/DINING AREA 23'5" x 12'2"

Picture window enjoying view towards Belfast Lough. Wood laminate floor covering. PVC double glazed French door leading to private balcony area. Open through to:







KITCHEN AREA 9'8" x 7'3"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface plus stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Splashback tiling to walls. Tiled floor.

PRINCIPAL BEDROOM 19'9" x 7'8" (wps)

Box bay window to front elevation enjoying view towards Belfast Lough.

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 12'2" x 7'6"

View towards Belfast Lough. Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Secure, private development with electric gate access.
Communal landscaping.
Private patio area.
Communal parking.
External lighting.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the





transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Immaculately presented, spacious, two bedroom, ground floor apartment with views towards Belfast Lough, situated within the well sought after, gated, Northview development, Antrim Road, Newtownabbey.

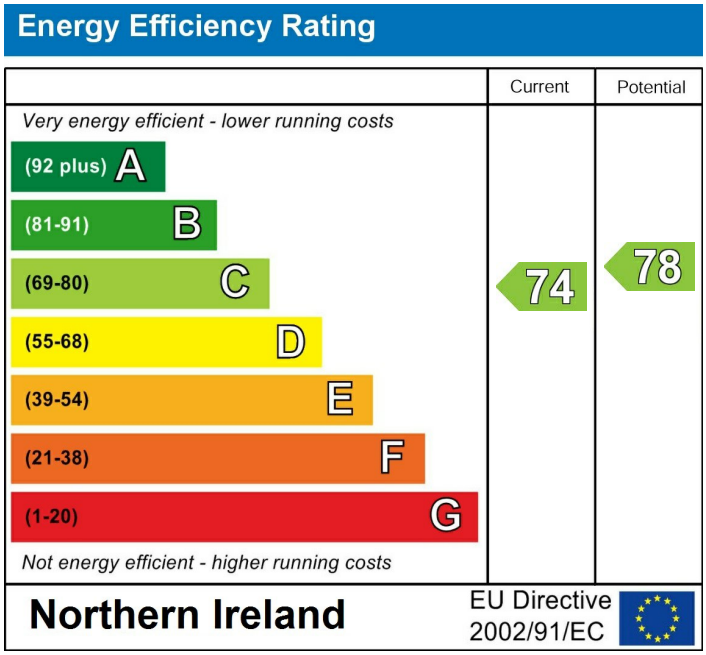
The property comprises communal entrance hall, lift and stair access to upper floors, private entrance hall, lounge through dining room, modern fitted kitchen with comprehensive range of integrated appliances, private patio area, two double bedrooms, to include principal en suite, and separate family bathroom, with white, three piece suite.

Externally, the property enjoys communal gardens and parking.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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