COLIN GRAHAM RESIDENTIAL

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Apartment 17, 70-72 Rashee Road, Ballyclare, BT39 9HT

- First Floor Apartment
- Lounge Through Kitchen
- Bathroom; Four Piece Suite
- Gas Heating; PVC Double Glazing
- Convenient Location
- Two Well-Proportioned Bedrooms
- Informal Dining Area
- En Suite Shower Room
- Communal Parking
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating





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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Stairwell to upper floors.

PRIVATE ENTRANCE HALL

Access to cloakroom/store. Double doors leading to:

LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 22'11" x 13'6" (wps)

Triple aspect windows. Fitted kitchen with high and low level storage units with contrasting, wood block effect, melamine worktop. Stainless steel sink unit. Integrated hob with extractor hood over. Integrated oven and fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor.



PRINCIPAL BEDROOM 16'11" x 11'6" (wps)

Dual aspect windows.

EN SUITE SHOWER ROOM

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

BEDROOM 2 11'8" x 6'9"

BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to walls. Tiled floor.

EXTERNAL

Communal landscaping.
Communal parking front and rear.

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.





COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES

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



Two bedroom, first floor apartment, situated within an apartment scheme off Rashee Road, within walking distance to the shops and amenities of Ballyclare town.

The property comprises communal entrance hall, private entrance hall with cloakroom/store, lounge through kitchen with informal dining area, two well-proportioned bedrooms, to include principal en suite, and separate bathroom, with white four piece suite.

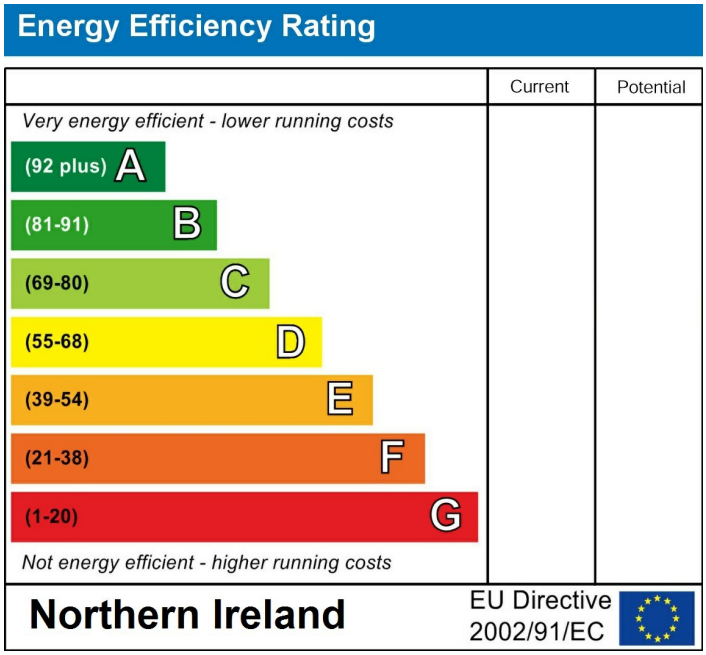
Externally, the property enjoys communal landscaping and communal parking front and rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.





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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