COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

Apartment 3 St James Court, Shore Road, Newtownabbey, BT37 0PP

- Ground Floor Apartment
- Open Plan Living / Kitchen / Dining
- Bathroom With Four Piece Suite
- Allocated Parking Space
- Views Towards Belfast Lough
- Two Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Guest Overflow Parking
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £129,950

EPC Rating C

Apartment 3 St James Court, Newtownabbey, BT37 0PP

PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Glazed entrance door. Tiled floor. Stairwell leading to upper floors. Intercom entry system.

PRIVATE ENTRANCE HALL

Access to store. Intercom phone handset.

[redacted]

[redacted]

OPEN PLAN LOUNGE / KITCHEN / DINING (28'1" x 12'0" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with retractable extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Wood laminate floor covering. Contemporary gas fire and views towards Belfast Lough.

PRINCIPAL BEDROOM 12'10" x 10'10"

Wall to wall fitted wardrobes in sliding mirror panelled doors.

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Splash back tiling to sink. Tiled floor.

BEDROOM 2 12'4" x 8'8" (wps)

BATHROOM

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

EXTERNAL

Allocated parking space.
Communal guest overflow parking.

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.

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Immaculately presented, spacious, two bedroom, ground floor apartment enjoying views towards Belfast Lough, conveniently located within the popular St. James Court development, situated off Shore Road, Newtownabbey.

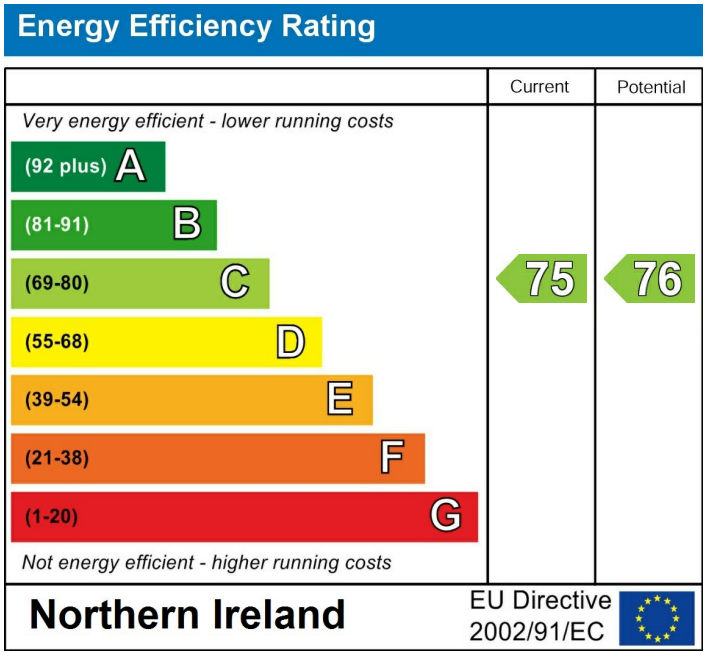
The property comprises communal entrance hall with intercom entry system, private entrance hall, open plan living / kitchen / dining area with modern fitted kitchen and contemporary gas fire, two well proportioned bedrooms, to include principal bedroom with en suite shower room, and separate bathroom with white four piece suite.

Externally, the property enjoys allocated parking space and communal guest overflow parking.

Other attributes include gas fired central heating, PVC double glazing and within walking distance to shops, amenities and public transport routes.

Ideal first time buy / buy to let investment alike.

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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