



20a Charles Drive, Ballyclare, BT39 9BX

- Maisonette Style, Ground Floor Apartment
- Open Plan Living / Kitchen / Dining
- Deluxe Bathroom With Three Piece Suite
- Parking Area To Rear
- Convenient Location
- Two Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Low Maintenance Communal Garden
- No Pets; No Smokers

Per Month £695 Per
EPC Rating B



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PROPERTY DESCRIPTION

TO ARRANGE A VIEWING PLEASE SEE INSTRUCTIONS BELOW

If you would like to arrange a viewing of this property, please answer the following questions and send your reply to office@colingrahamresidential.com:

Property Address You Wish To View:

Applicant Name(s):

Contact Number:

Email Address:

Current Address:

Are you renting this property, living with family, or do you own this property:



Notice period to be given (if applicable):

Date of birth:

Number of children living with you and their ages:

Employer's name:

Length of time with current employer:

Job Title:

Are you in full time employment with an annual household income of at least 30 times the monthly rental amount?

Are you able to provide a guarantor who has an annual income of 36 times the monthly rental amount?

Are you currently receiving any DHSS payments?

Are you a smoker?

Do you have any pets?

Will anyone else be living in the property with you?





Immaculately presented, two bedroom, maisonette style ground floor apartment, situated within the conveniently located Charles Drive area of Rashee Road, Ballyclare, within close proximity to local amenities, shops, public transport routes and main commuter networks. The property comprises entrance hall, open plan living/kitchen/dining with modern fitted kitchen, two well proportioned bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys communal areas finished in decorative stone and paving, and parking area to rear. Other attributes include gas fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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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