COLIN GRAHAM RESIDENTIAL

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25F Adare Park, Newtownabbey, BT37 0HL

- First Floor Apartment
- Lounge
- Bathroom; White Suite
- Hardwood Double Glazing
- Convenient Location
- One Double Bedroom
- Separate Kitchen
- Gas Heating
- Communal Green & Service Area
- Ideal First Time Buy / Buy To Let

Offers Over £54,950

EPC Rating C

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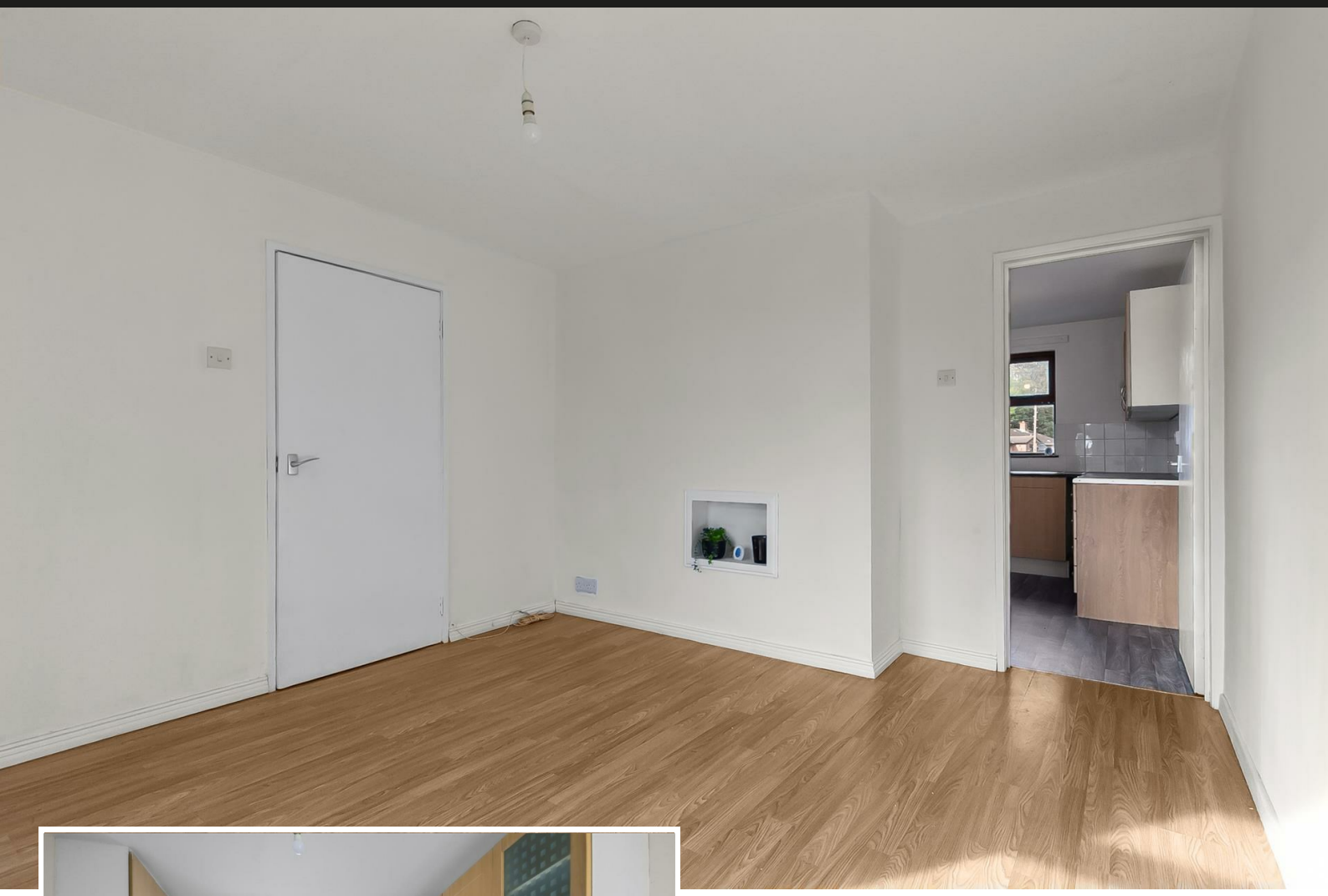


PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

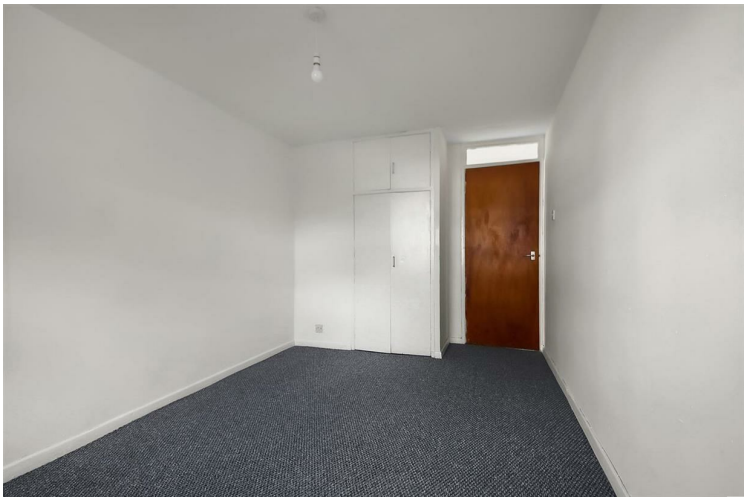
Intercom entry system.

PRIVATE ENTRANCE HALL

PVC double glazed front door. Access to roof space. Intercom entry handset.

LOUNGE 13'3" x 11'2" (wps)

View towards Carnmoney Hill. Wood laminate floor covering.



KITCHEN 11'4" x 8'10"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Glass fronted display cabinets. Built in storage unit. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls.

BEDROOM 14'10" x 7'5" (wps)

Built in wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, wash hand basin and WC. Splashback tiling to walls.

EXTERNAL

Communal service area to rear.
Communal green to front.

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

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obligations and will be handled in line with UK data protection law.

[redacted]

Well presented, one bedroom, first floor apartment, situated within the Monkstown area of Newtownabbey.

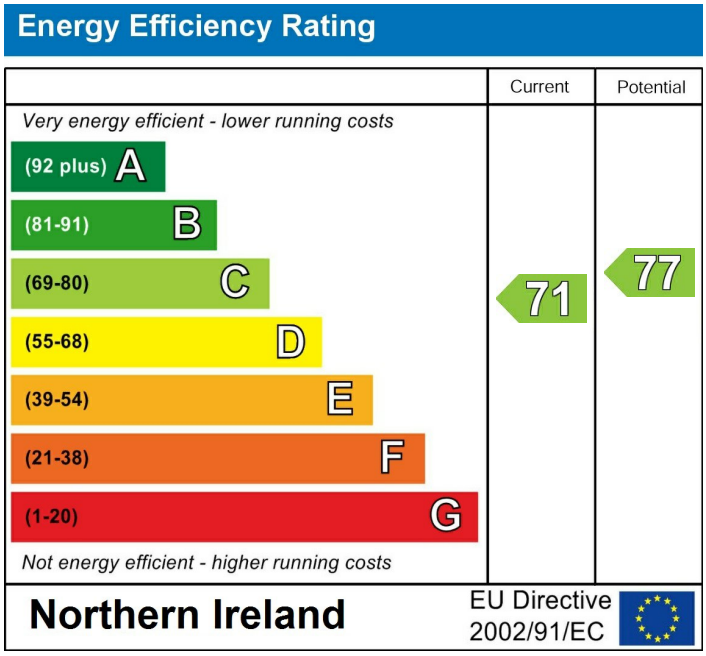
The property comprises communal entrance hall, private entrance hall, lounge, separate kitchen, double bedroom and bathroom with white three piece suite.

Externally the property enjoys communal green and communal service area to rear.

Other attributes include gas heating and hardwood 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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Shortlisted TheNegotiator Awards 2019
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