

8 Clarke Court, Antrim, BT41 4JS



PRICE Offers Over £69,950

*****ATTENTION ALL INVESTORS*****

This is an excellent opportunity for first time buyers, investors and those who require a "bolt hole" within Antrim town to purchase a deceptively spacious one bedroom apartment in this sought after residential location. Occupying a prominent position overlooking the Six Mile Water with views of the historic stone bridge of Bridge Street this deceptively spacious first floor apartment benefits from double glazed windows and full range of kitchen units and shower room suite to include panel bath with electric shower over.

Within easy walking distance of the town centre, Antrim Forum, river walks to the award winning Castle Gardens and the Lough shore this property would be ideally suited to a professional couple or individual working in Antrim Area Hospital, Belfast International Airport or wants to be within easy walking distance of the local bus and train station.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Communal entrance hall with staircase to first and second floors
- First floor landing with door to;
- Private entrance hall with glazed door to;
- Inner hall with large storage cupboard / Access to loft
- Living room with wood laminate flooring
- Kitchen with full range of 'Walnut' effect high and low level units
- Generous Bedroom 11'9 x 9'5
- Shower room 7'9" x 5'2" (at max)
- Double glazed windows / Economy 7 Heating
- Superb opportunity for First Time Buyer, young professional and Investor alike / Excellent town centre location / Cash Buyers Only

ACCOMMODATION

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Door to:

PRIVATE ENTRANCE HALL

Fully tiled floor. Electric wall heater. Built in storage cupboard. Part glazed door to:

LIVING ROOM

16' x 10'8 (4.88m x 3.25m)

Wood laminate floor. Electric wall heater. Twin wall light points. Hot press with insulated copper cylinder. Shelving. PVC tank above.

KITCHEN

11' x 6'10 (3.35m x 2.08m)

Full range of Walnut effect high and low level units with feature handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer tap. Space for cooker and fridge freezer. Plumbed for washing machine. Fully tiled floor and part tiled walls to work surfaces.

BEDROOM

11'9 x 9'5 (3.58m x 2.87m)

Dimplex wall heater. Part glazed door to entrance hall.

SHOWER ROOM

7'9" x 5'2" (at max) (2.387 x 1.598 (at max))

Three piece suite comprising an enclosed shower with PVC panelling, 'Gainsborough' electric shower and partially glazed folding door. Wash hand basin with tiled work surface, stainless steel hot and cold taps and storage below. Low flush push button WC. Fully tiled flooring. Pine wall panelling. Recessed spot lighting. Extractor fan.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

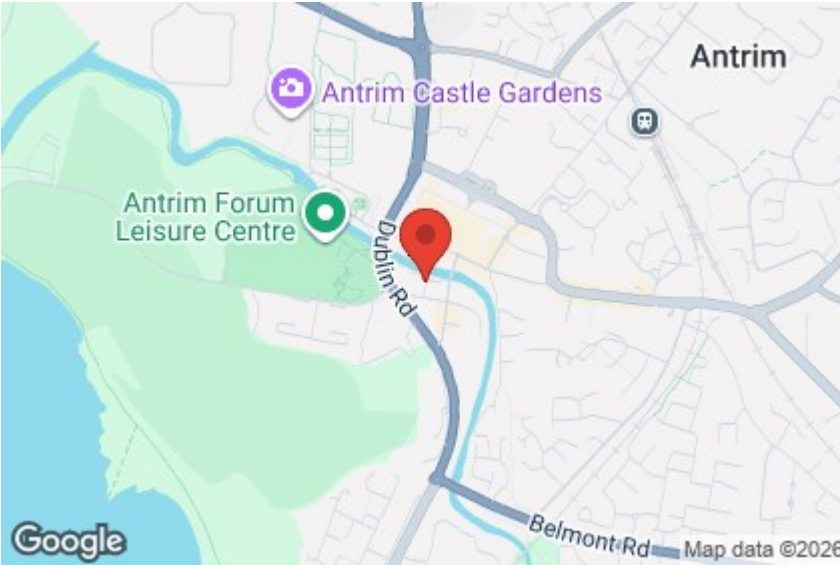
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
Northern Ireland	EU Directive 2002/91/EC	



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WE KNOW WHAT IT TAKES

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