



Apt 11 Lancasterian Court The Back Lane

Carrickfergus, BT38 7FF

Offers in the region of £109,950



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COMMUNAL ENTRANCE HALL

With secure intercom entry system.

LIFT & STAIRWELL ACCESS

Access to all floors via lift and staircase.

ENTRANCE HALL

Tiled floor.

LOUNGE OPEN TO KITCHEN

21'11" x 12'2" (6.69 x 3.71)

Laminated wood flooring. Views over town centre.

Fitted kitchen with range of high and low level units with stainless steel door furniture, single drainer sink with mixer tap, built in electric oven and hob with stainless steel extractor fan, laminated work surfaces, space for fridge freezer, plumbed for washing machine. Partly tiled walls and laminated wood flooring. Breakfast bar area.

BEDROOM 1

12'5" x 11'5" (3.79 x 3.49)

BEDROOM 2

11'5" x 7'10" (3.49 x 2.39)

BATHROOM

9'2" x 6'1" (2.80 x 1.86)

Four piece white suite comprising low flush WC, pedestal wash hand basin with chrome tap, panel bath with chrome mixer tap, corner shower unit with thermostatically controlled shower. Tiled floor and part tiled walls. Extractor fan.

OUTSIDE

Residents benefit from a communal roof garden,

providing an attractive outdoor space to relax. Secure communal car parking is accessed via remote-controlled electric gates and includes one allocated parking space.

MANAGEMENT COMPANY

Managing Agent: Oak Property Management (NI) Ltd

Current bi-annual charge of £637.50 per property to include grounds maintenance, communal cleaning, lift maintenance, electric gate maintenance, agent fees and accountant fees.

Annual Buildings insurance approx. £190 - billed separately from management fees.

CUSTOMER DUE DILIGENCE

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we have a legal obligation to verify the identity of all vendors and purchasers before a sale can proceed. We conduct these checks electronically to ensure a smooth and secure process. Unlike many other agencies, SMART Residential absorbs the initial cost of these mandatory checks and does not charge any upfront administrative fees. However, please note that should either the vendor or the purchaser withdraw from the transaction after these checks have been completed, an administrative charge of £25 + VAT per person checked will become payable.

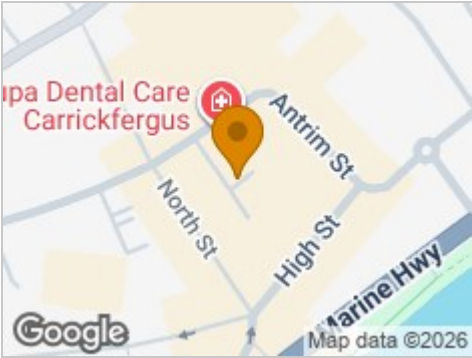
DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.



Road Map



Hybrid Map



Terrain Map



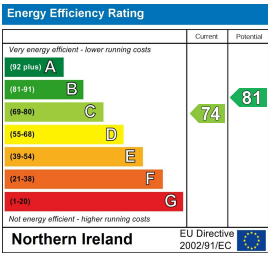
Floor Plan



Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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