028 3834 8457
www.apexpropertyagency.com
mail@apexpropertyagency.com
158 - 160 Union Street, Lurgan, BT66 8EF

APEX PROPERTY AGENCY

FOR SALE

21 VILLAGE COURT
MOIRA
BT67 0GW

Two bedroom first floor apartment

OFFERS AROUND £165,000

Viewing strictly by appointment only

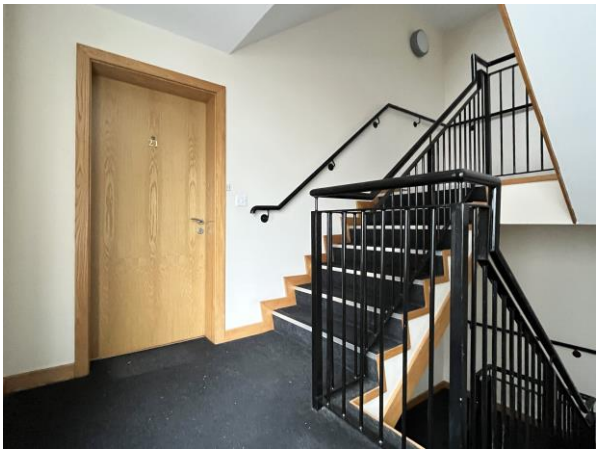
The Property Ombudsman

FSB MEMBER

Number 21 is a superb bright and spacious two bedroom first floor apartment nestled in the quiet cul de sac of Village Court in Moira. This well presented apartment is ideally located off Main Street, in the centre of Moira Village, close to the M1 motorway and a short walk from shops, restaurants, all local amenities and the picturesque Moira Demesne. Accessible by a lift from the ground floor or stairs, internally this fantastic property comprises entrance hall, open plan living/kitchen/dining area with patio doors leading to balcony overlooking Moira Demesne. Two well appointed bedrooms including master bedroom with ensuite shower room and bathroom. Ample communal parking area to the front of the apartment building. This superb property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this fantastic home has to offer.

ACCOMMODATION

COMMUNAL HALLWAY:
Glazed entrance door with intercom leading to ground floor hallway shared with other residents. Staircase and lift from ground floor to first and second floors.



ENTRANCE HALL:
Solid wood entrance door from communal hallway leading to hallway. Built in cupboard and laminate flooring.

LIVING ROOM/KITCHEN:
18' 7" x 17' 3" (5.66m x 5.26m)
Rear aspect open plan living room/kitchen/dining area, two double panel radiators, vertical blinds and carpet flooring. Double glazed patio doors leading to balcony overlooking Moira Demesne. An excellent range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Integrated fridge/freezer, plumbed for washing machine and dishwasher. Roller blind and laminate flooring.

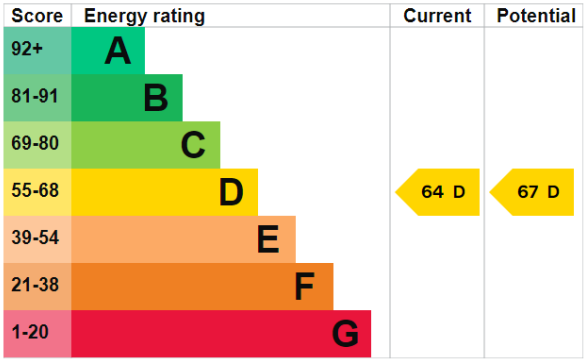
BEDROOM (1):
11' 11" x 11' 11" (3.63m x 3.63m)
Rear aspect double bedroom, double panel radiator, vertical blinds and vinyl flooring. Ensuite shower room off.

ENSUITE SHOWER ROOM:
Three piece white suite comprising tiled corner shower cubicle with mains shower fitment and shower curtain, pedestal wash hand basin with tiled splashback and wc. Single panel radiator and vinyl flooring.

BEDROOM (2):
10' 4" x 7' 7" (3.15m x 2.31m)
Front aspect single bedroom, single panel radiator, vertical blinds and carpet flooring.

BATHROOM:
Three piece white suit comprising panelled bath, pedestal wash hand basin and wc. Part tiled walls single panel radiator and vinyl flooring.

OUTSIDE:
Communal parking, intercom system. Communal bin area. Situated closed to Moira Demesne.



EPC Certificate Number: 6734-3021-5400-0073-2292

SPECIAL FEATURES:

- Two bedroom first floor apartment approx. 757 sq. ft.
- Open plan living/kitchen/dining area
- Kitchen with integrated oven, hob & fridge freezer
- Living room with balcony on to Moira Demesne
- Master bedroom with ensuite shower room
- Three piece main bathroom
- Access to apartment via stairs or lift
- Intercom system
- Communal Parking
- Gas heating
- Situated close to Moira Demesne
- Within walking distance to Moira town centre
- Close to M1 and neighbouring towns
- Rates: £1000 per year
- Management fee £300 per quarter
- Tenure: Freehold
- EPC: D

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