

Independent

PROPERTY ESTATES



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PROPERTY ESTATES



5 Groomsport House Road, Groomsport

Offers Over - £169,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Spacious First Floor Apartment
- Prestigious North Down Address
- Close to Groomsport Beach
- Stair & Lift Access to Apartment
- Two Double Bedrooms
- Bedroom One: Ensuite Bathroom
- Spacious Lounge with Balcony
- Kitchen Open Plan off Lounge
- Shower Room
- Gas Fired Central Heating
- Allocated Parking Space
- Communal Garden & Tennis Court

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Independent Property Estates are delighted to offer to the Sales Market Number 5 Groomsport House Road, Groomsport.

This attractive First Floor Apartment has been tastefully modernised to offer living accommodation that is simply ready to move in to and enjoy.

Accessed via a secure communal Entrance, with intercom access, there are both stairs and lift access to the Apartment Floor.

Accommodation comprises of two double Bedrooms (the Principal Bedroom with access to an Ensuite Bathroom), a spacious Lounge / Dining Room with access to a Balcony, a modern fitted Kitchen open plan off the Lounge and a Shower Room.

This Apartment benefits from Gas Fired Central Heating, uPVC Double Glazing.

Externally, there is an allocated parking space, allocated external storage and visitor parking.



Groomsport House boasts beautiful manicured gardens that extend to Groomsport Beach where there is a private gate access directly onto the beach. There are multiple attractive seating areas that provide an ideal place to relax and enjoy the surroundings. Residents also benefit from access to a well-maintained Tennis Court.

## Comprises

### Entrance Hall

Private Entrance Hall, accessed from the Communal Entrance Hall, with intercom handset on wall.

### Lounge (21' 2" x 12' 10") at widest point

Spacious Reception Room with double doors leading onto the Balcony.

### Kitchen (10' 6" x 5' 9")

Fitted Kitchen with an excellent range of high and low level units with complimentary Laminate Roll-Edge Worktops. Integrated appliances include a four-ring Gas Hob with Oven under, a Fridge / Freezer and a Stainless Steel Sink Unit. Plumbed for a Washing Machine and a Dishwasher. Complete with tiled floor and part tiled walls.

### Bedroom One (12' 1" x 11' 0")

Rear aspect double Bedroom with access to Ensuite Bathroom.

### Ensuite Bathroom (11' 7" x 8' 9") at widest point

White three-piece suite comprising a W.C., a Pedestal Wash Hand Basing and a Panel Bath with PVC Panel Surround. Access to spacious storage cupboard.

### Bedroom Two (11' 7" x 8' 9")

Front aspect double Bedroom.

### Shower Room (7' 8" x 5' 8") at widest point

White three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a tiled Shower Cubicle with Mains Shower.

