



PER MONTH

**£1,200**

12 The Flax House The  
Mill Village

Comber

BT22 5WT



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management

Located at 12 The Flax House, nestled within the picturesque grounds of the award-winning Mill Village Development in Comber, this top-floor apartment offers a comfortable and modern living space in a peaceful and sought-after location. The

apartment features a spacious living and dining area, with Miele integrated appliances, and two double bedrooms, each with its own ensuite shower room and built-in storage. Additional highlights include gas central heating, double glazing,

and allocated parking. The development also offers access to a gym, swimming pool, and sauna for residents. This property is ready for immediate occupancy, making it an ideal choice for those seeking a convenient, low-maintenance lifestyle in a beautiful setting.



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

# PROPERTY FEATURES

- 2 Bedroom apartment
- Gas Heating
- Large Open Plan Living, Dining & Kitchen Area
- Fully Furnished
- Allocated parking
- Access to Swimming Pool & Gym



TYPE ROOM NAME HERE



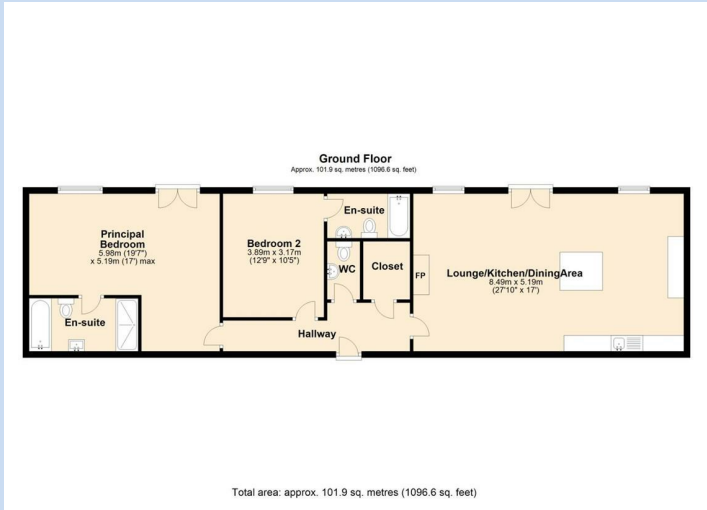
TYPE ROOM NAME HERE



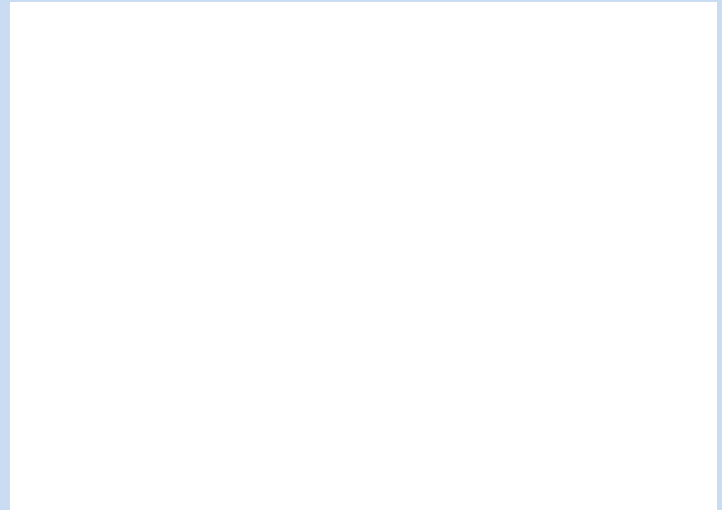
TYPE ROOM NAME HERE

**THIS PROPERTY COMPRISES**

# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



TYPE ROOM NAME HERE

## Energy Efficiency Rating

The rating for this property is:

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

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:  
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE  
7a The Square, Comber BT23 5DX

T. 028 9147 9393  
T. 028 9140 4100

info@pinkertonsni.com

# PINKERTONS



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.