



28 Queensfort Court, Saintfield Road, Carryduff, BT8 8NF

Asking Price £139,950

Queensfort Court is a popular, purpose built development for the over 55's community in a private and convenient location in Carryduff. There are excellent facilities on site to include a common room with kitchen facilities, guest bedrooms, on site warden, hairdressing facility and communal gardens.

Set in a private cul-de-sac setting, this property is sure to appeal to those who are wanting to down size to a low maintenance, easy maintained property that they have little to do but just add their own personal touches too.

The apartment itself has been thoughtfully laid out and offers two good sized bedrooms, spacious lounge / dining room, a fitted kitchen and a contemporary white shower suite. Finished with double glazed windows and economy 7 heating, it also offers convenience to all the amenities of Carryduff and is a short distance from Tesco Newtownbreda and the ever popular Forestside shopping centre. A good road network surrounds Carryduff giving easy access to Saintfield, Belfast and Lisburn. A chain free onward sale, early viewing comes recommended!

- Over 55's Private Development
- Two Double Bedrooms
- Fitted Kitchen
- Economy 7 Heating / Double Glazed
- Access to Common Room & Additional on-site Facilities
- Well Maintained First Floor Apartment
- Spacious Lounge / Dining Room
- Contemporary White Shower Suite
- Communal Parking & Gardens
- Convenient Location close to a selection of Shops, Cafés and Transport links

Energy Efficiency Rating		Current	Potential
(92-100)	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			
Northern Ireland			
		63	75
		EU Directive 2002/91/EC	

Entrance Hall

Glazed hardwood front door opens onto inner hallway with staircase giving access to first floor landing.

First Floor Landing



Large store room and access to roof space storage.

Lounge / Dining Room 5.97m x 4.06m



Double glazed tilt and turn door.



Fitted Kitchen 3.40m x 2.97m



Range of high and low level units, single drainer sink unit, formica work surfaces, cooker and fridge freezer space, extractor fan.



Bedroom 1 16'4" x 13'3" (5.00m x 4.04m)



(at widest points) Built-in mirrored slide robes



Bedroom 2 2.97m x 2.95m



White Shower Suite 3.18m x 2.16m



Modern shower suite comprising of walk in shower with pvc panelled walls, Triton electric shower, wash hand basin with vanity and low flush w.c. Part tiled walls and anti-slip flooring. Access to Hot press.

Outside



Well maintained and cared for communal gardens and off street parking.

Management Company

Maintenance Fees are approx £1400.00 per annum (includes building insurance, window cleaning, grass cutting, exterior maintenance and warden service)

Warden Service: A non resident warden service is available for residents. An emergency call system is installed in every room in the apartment which alerts a call answering service throughout 24 hours.

Common Room

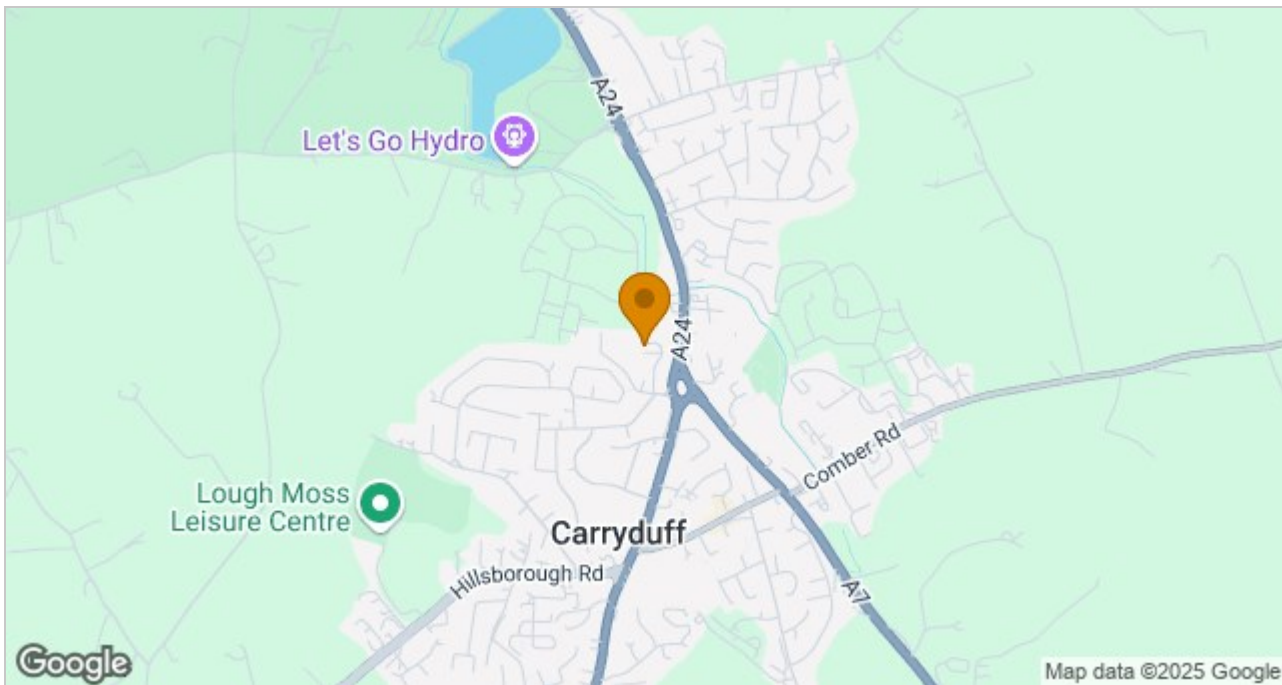
A shared residents common room with kitchen, laundry and hairdressing room facilities and additional guests en-suite bedrooms available subject to terms.

Floor Plan

First Floor



Area Map



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