



3 Dillons Grange

Dillons Avenue, Whiteabbey, NEWTOWNABBEY, BT37 0HU

Two-Bedroom, First Floor Apartment.
Gas-Fired Central Heating.
Lift Access and Secure Lobbies.
High Energy Efficiency (C79).

A Barton Company is proud to present this excellent, first floor apartment in the prestigious and sought after Dillons Grange, Dillons Avenue, Whiteabbey.

The Energy Rating of this modern and bright apartment is highly efficient, meaning reduced heat loss, warm winter nights and low fuel bills.

Accessed by lift from an airy and spacious entrance lobby with secure entrance doors and off-street parking, this apartment is perfect for a retired or professional couple looking for a maintenance free lifestyle. Register your interest today!

For Sale

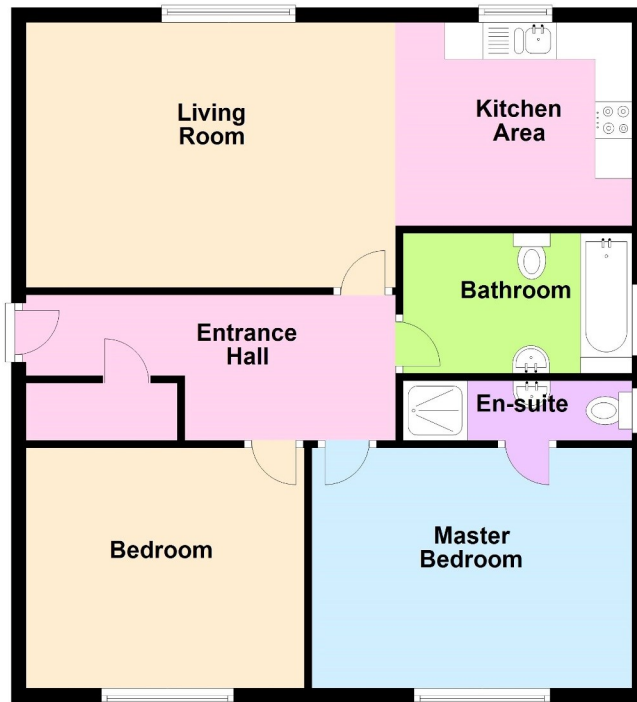
Offers Around £144,950

Viewing by appointment only through agents.

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First Floor



- Two Bedroom, First-Floor Apartment.
- Gas-Fired Central Heating.
- Open-Plan Kitchen and Living Area.
- Luxury Bathroom.
- En-Suite Shower Room.
- Off-Street Parking.
- Lift Access.
- Secure Entrance Lobby.
- Chain-free.

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

Energy Performance Certificate

Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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Accommodation Comprises:

Ground Floor

Secure Entrance Lobby

Mail Boxes. Tiled Flooring. Passenger Lift. Carpeted stairs to...

First Floor

Communal Landing

Passenger Lift. Carpeted.

Entrance Hall

Carpeted. LED Lighting. Access to Storage Cupboard.

Open Plan Lounge / Kitchen / Living Area

9' 2" x 27' 0" (2.79m x 8.22m)

Cardinal Red Kitchen suite comprising Floor and Eye level units, tiled splash back and contrasting work surfaces. Integrated Electric Oven, Hobs, Extractor. Stainless Steel, Sink and a Half with Drainer and Mixer Taps. Floor Tiled in Kitchen Area. Carpet in lounge area, with large view window. All co-axial and cable connections.

Bathroom

6' 1" x 9' 11" (1.86m x 3.03m)

3 piece bathroom suite in White, comprising: Bath with Mixer taps and Shower head attachment, Pedestal Wash Hand Basin, and Low-Flush Push Button W.C. Tiled Floors and Splashback, Extractor system.

Master Bedroom

14' 1" x 10' 5" (4.31m x 3.19m)

Carpet. Access to en-suite.

En-suite

2' 8" x 6' 9" (0.81m x 2.06m)

3 piece en-suite shower suite comprising: Enclosed shower unit, Pedestal Wash Hand Basin, and Low-Flush Push Button W.C. Tiled Floors, Surround and Decorative Splash back.



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Bedroom II

11' 9" x 10' 6" (3.55m x 3.21m)

Carpet.

Storage Cupboard

2' 5" x 5' 1" (0.74m x 1.74m)

Access to Gas Boiler.

Exterior

Off-street parking. Access though secure entrance lobby and lift access. Internal mail boxes.

Tenure: Leasehold
Ground Rent: £200.00 p.a.
Capital Value: £95,000.00
Rates: £867.92 p.a. (2024)
Service Charges: £1,440.00 p.a. (2025)

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