




5b Queens Drive, Newtownabbey,  
County Antrim, BT36 5HZ

**Asking Price: £59,950**

 **Reeds Rains**

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EPC Rating: TBC

Viewing Strictly By Appointment!

### Description

This beautifully appointed one-bedroom apartment is perfect for first-time buyers, investors, or anyone looking to downsize. Located in the heart of Glengormley you'll enjoy the convenience of nearby shops, cafes, parks, and excellent transport links.

The property itself comprises lounge, separate kitchen, one large bedroom and bath room. Further features include gas heating and double glazing.

### External Staircase To First Floor Apartment

#### Entrance Hall

Spacious entrance hall complete with tiled flooring. Twin built in storage cupboards.

#### Lounge

12' x 12'7" (3.66m x 3.84m)  
Spacious lounge with feature fireplace. Large window aspect to the front of the property. Complete with laminate flooring.

#### Fitted Kitchen

9'2" x 8'7" (2.8m x 2.62m)  
Range of high and low level high gloss grey units with matching worktop surfaces. Stainless steel drainer unit and sink. Space for cooker and plumbed for kitchen appliances. Tiled flooring and tiled splashback surfaces.

#### Bedroom One

10'10" x 8'8" (3.3m x 2.64m)  
Spacious double bedroom with built in storage cupboard.

#### Modern Bathroom

Modern and stylish bathroom suite comprising P shape bath with shower overhead, dual flush WC and white pedestal wash hand basin. Tiled flooring and tiled walls.

### Externally

Communal gardens to the rear and communal car parking.

### Customer Due Diligence

#### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.