

Tim Martin
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**68a Woodrow Gardens
Saintfield
BT24 7WG**

**Offers Around
£139,950**

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SUMMARY

This immaculately presented first floor apartment is situated only a short stroll from Saintfield's bustling village and public transport.

Ideal for a first time buyer, those wishing to downsize or investor, the property boasts well-appointed accommodation. The entrance hall leads to a spacious lounge with dining area and modern fitted kitchen. The two bedrooms are an excellent size, with the principal bedroom enjoying an en suite shower room, built-in storage and patio doors overlooking communal rear gardens. The accommodation is completed by the principal bathroom fitted with a modern white suite.

The property enjoys the benefits of gas fired central heating, double glazing, designated parking, alarm system and communal gardens.

Many local amenities are within walking distance including boutiques, coffee shops, churches, library and doctors surgery. Academy Primary and Saintfield High Schools are both a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick; as well as schools in the surrounding towns and Belfast.

FEATURES

- Well Presented First Floor Apartment
- Generous Lounge with Dining Area
- Fitted Kitchen with Integrated Appliances
- Two Bedrooms - Principal with En Suite Shower Room, Fitted Storage and Patio Doors Overlooking Communal Gardens
- Bathroom with Modern White Suite
- Gas Fired Central Heating and Double Glazing
- Within Walking Distance to Saintfield's Local Amenities
- Excellent Public Transport Only Yards from the Apartment
- Communal Gardens Laid Out in Lawns
- Convenient Commute to Belfast, Downpatrick and Lisburn

External Steps Leading To Upvc door:-

Entrance Hall

7'5 x 5' 1 (2.26m x 1.52m 0.30m)

Glazed double doors to:-

Lounge / Dining Area

23'0 x 10'11 (7.01m x 3.33m)

Electric fire in wooden surround on hearth; tv aerial connection point; storage cupboard.

Kitchen

10'4 x 9'9 (3.15m x 2.97m)

(maximum measurements)

Good range of wood laminate high and low level cupboards and drawers with formica worktops incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; integrated Montpellier washing machine; integrated dishwasher; Belling double electric ovens; CDA 4 ring gas hob with Faber stainless steel extractor unit and light over; integrated New World fridge / freezer; part tiled walls; Vaillant gas fired boiler.

Bathroom

6'9 x 5'6 (2.06m x 1.68m)

White suite comprises panel bath with centrally located mono mixer tap; pedestal wash hand basin with wall mounted mirror fronted bathroom cabinet over; close coupled wc; part tiled walls.

Bedroom 1

15'8 x12'6 (4.78m x3.81m)

(maximum measurements)

Double patio doors opening out to Juliet balcony overlooking communal gardens; built-in wardrobe with clothes rail and shelving.

En Suite Shower Room

6'9 x 6'6 (2.06m x 1.98m)

White suite comprising shower unit with Sirius thermostatically controlled shower and wall mounted telephone shower attachment; folding glass shower doors and side panel; Pvc clad walls; pedestal wash hand basin; close coupled wc.

Bedroom 2

11'11 x 9'7 (3.63m x 2.92m)

Built-in cupboard with pressurised hot water tank.

Outside

Designated parking space with additional visitor parking; communal gardens.

Location

From Todd's Hill turn into Station Mews - apartment is on left handside at end of the street. Parking is behind apartment block.

Capital Rateable Value

£95,000. Rates Payable = £964.82 per annum (approx)

Tenure

Freehold

Management Fees

£460.20 (approx) Twice Yearly. Covers Building Insurance and Maintenance of Communal Areas.

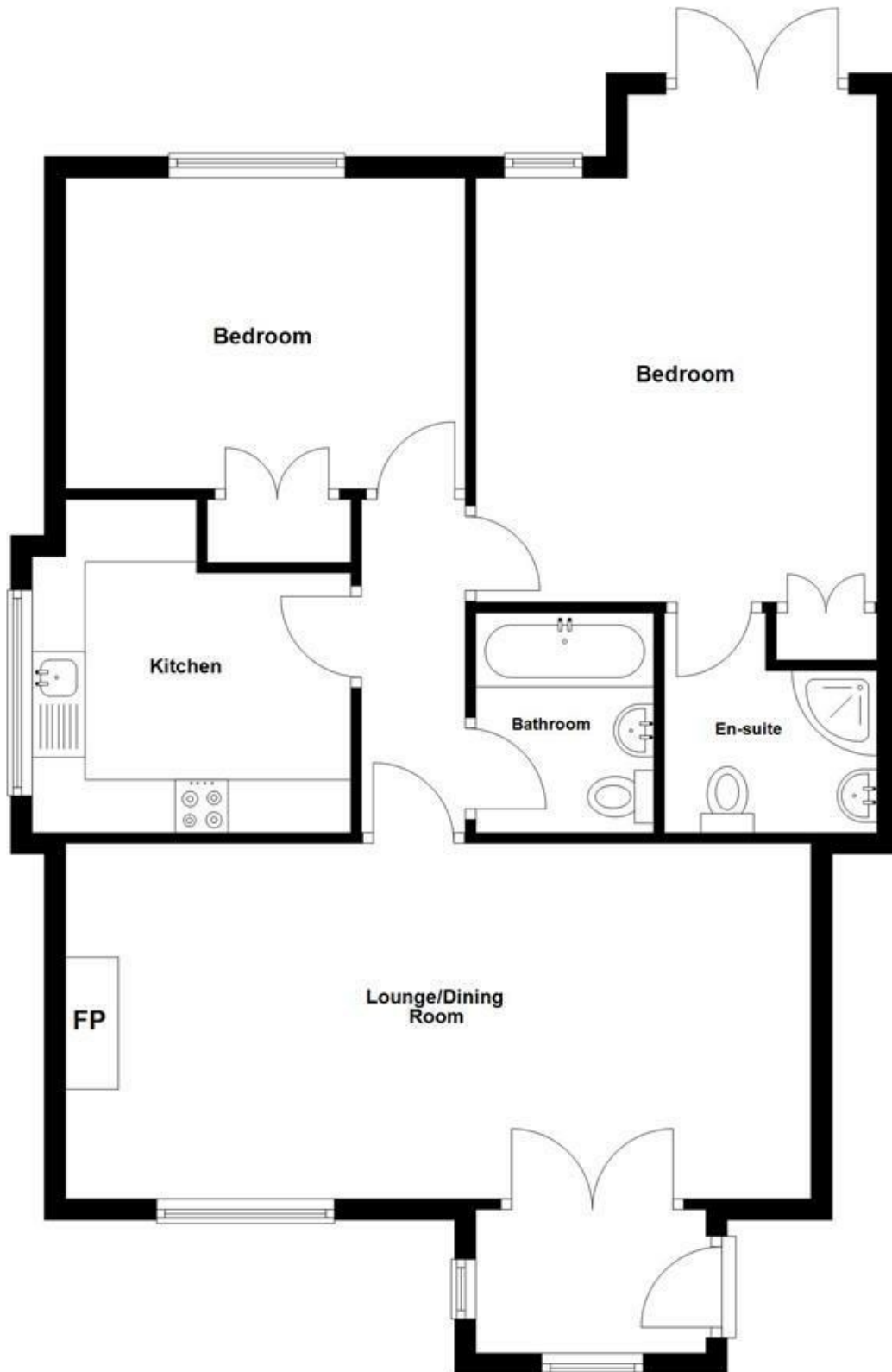






First Floor Apartment

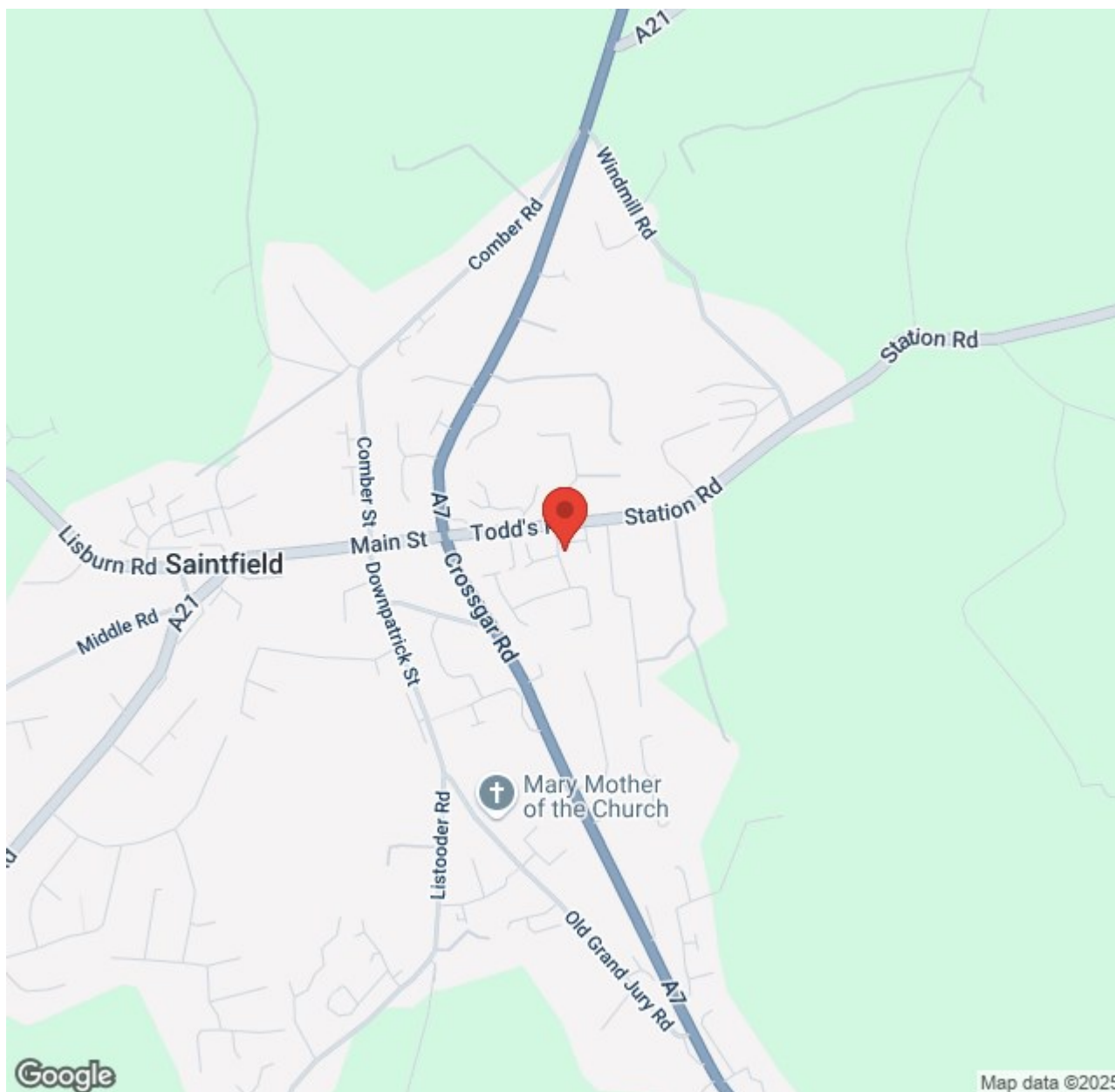
Approx. 77.4 sq. metres (833.0 sq. feet)



Total area: approx. 77.4 sq. metres (833.0 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

38a Woodrow Gardens, Saintfield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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