

## 37C Central Park, Antrim, BT41 1DQ



### PRICE Offers Over £69,950

We are delighted to offer for sale, 37C Central Park, Antrim.

This deceptively spacious two-bedroom ground floor apartment is ideally situated within this popular residential area, conveniently close to local amenities and transport facilities.

The accommodation comprises a fitted kitchen, a generous and well-proportioned living room, two bedrooms, and a bathroom. Further benefits include gas central heating and double glazed windows throughout.

Offering an excellent opportunity for first-time buyers and investors alike, this well-located property is sure to attract strong interest. Early viewing is strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803





## FEATURES

- Communal entrance hall with storage cupboard
- Private entrance hall with door intercom
- Living room 15 x 10 8 with feature tiled fireplace inset and hearth / Wood laminate floor
- Kitchen with full range of high and low level units
- Inner hall with wood laminate floor and storage cupboard.
- Two well proportioned bedrooms / Both with built-in wardrobes
- Bathroom with white suite to include electric shower over bath
- Double glazed windows / Gas-fired central heating
- Excellent opportunity for first time buyers and investors alike

## ACCOMMODATION

Glazed entrance door and sidelights to:-

### COMMUNAL ENTRANCE HALL

Storage cupboard. Glazed door to communal rear yard.

### DOOR TO :-

### ENTRANCE HALL

Wood laminate floor. Single radiator. Meter cupboard. Door intercom.

### LIVING ROOM

15'0" x 10'8" (4.57m x 3.25m)

Wood laminate floor. Double radiator.

### KITCHEN WITH INFORMAL DINING

9'6" x 7'6" (2.90 x 2.29)

Full range of high and low level units with complimentary work surfaces. Single drainer stainless steel sink unit. Space for cooker and fridge freezer. Plumbed for washing machine. Partially tiled walls to work surfaces. Fully tiled floor. Extractor fan. Single radiator.



### INNER HALL

Storage cupboard with single radiator.

### BEDROOM 1

12'7" x 12'6" (at max) (3.859 x 3.831 (at max))

Gas combi boiler. Integrated storage cupboard. Double radiator.

### BEDROOM 2

9'11" x 6'11" (3.024 x 2.128)

Integrated storage cupboard. Double radiator.

### BATHROOM

6'7" x 5'5" (2.019 x 1.663)

White suite comprising panel bath with 'Aqualisa' electric shower over and partially glazed screen. Low flush W/C and wash hand basin. Partially tiled and partially PVC clad walls. PVC clad ceiling. Fully tiled floor. Single radiator.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.

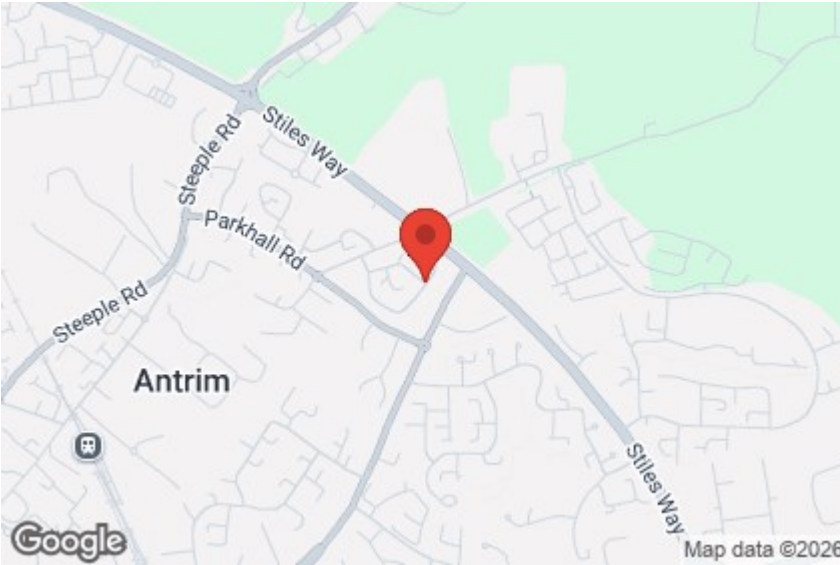






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageIQ.co.uk

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme