

## 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.

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## 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;

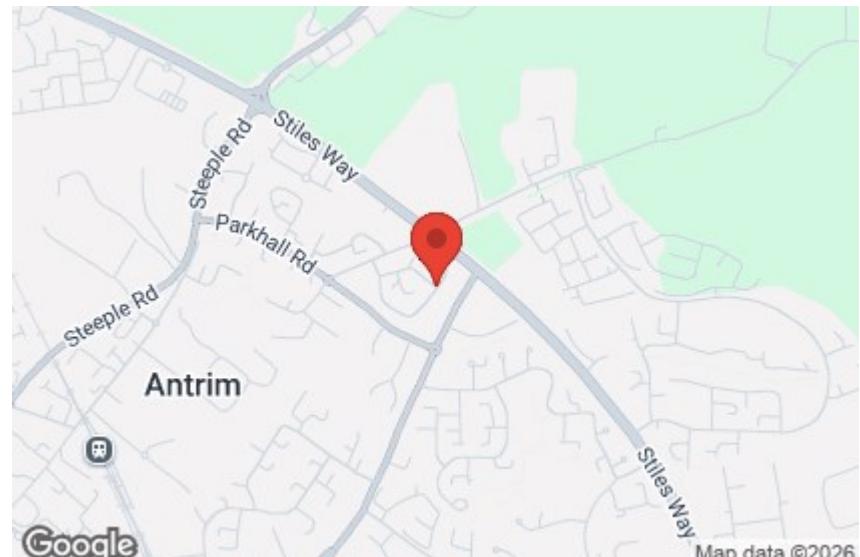
Please note, none of the services or appliances have been tested at this property.





### 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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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12 Church Street, Antrim, Co. Antrim, BT41 4BA  
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