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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**85B RUSSELL DRIVE**  
**LURGAN**  
**BT66 8HE**



**Two bedroom first floor apartment**  
**OFFERS AROUND £84,950**  
Viewing strictly by appointment only



**Apartment 85B is a fantastic two bedroom first floor apartment situated in the popular area of Russell Drive in Lurgan. This superb cosy apartment offers convenient living, situated close to schools, shops, all amenities and just a short drive to Lurgan town centre. This fantastic apartment offers bright and comfortable accommodation comprising entrance hall, side aspect living room with wall mounted electric fire, kitchen/dining area, two well proportioned bedrooms and family bathroom. This apartment will appeal to a wide range of viewers, including those looking to live on one level, downsize or first time buyers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.**

## **ACCOMMODATION**

### **ENTRANCE HALL:**

Wooden entrance door with glazed panel leading to entrance hall, double panel radiator and laminate flooring.



### **LIVING ROOM:**

15' 0" x 12' 4" (4.57m x 3.76m)

Side aspect living room with wall mounted electric fire, double panel radiator, venetian blinds, Hive heating control and laminate flooring.





#### **KITCHEN/DINING AREA:**

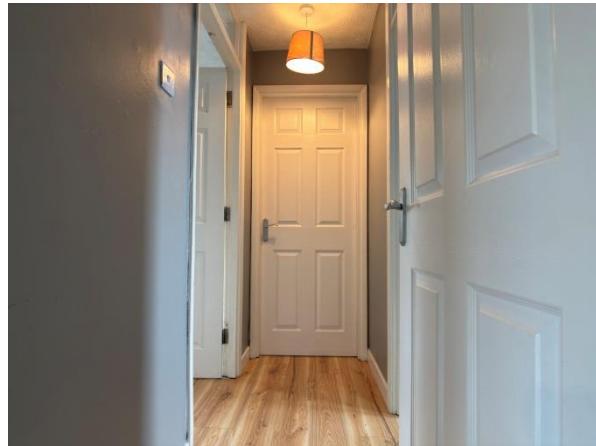
10' 9" x 7' 8" (3.28m x 2.34m)

A good range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, cooker with extractor fan above, fridge/freezer and washing machine. Double panel radiator, part tiled walls and breakfast bar.



#### **HALLWAY:**

Access to roof space and laminate flooring.

**BEDROOM (1):**

13' 8" x 9' 2" (4.17m x 2.79m)

Side aspect double door, built in wardrobe, enclosed storage cupboard, single panel radiator, venetian blinds and laminate flooring.

**BEDROOM (2):**

11' 2" x 8' 2" (3.4m x 2.49m)

Side aspect single bedroom, built in wardrobe, single panel radiator, venetian blinds and laminate flooring.



#### **BATHROOM:**

8' 0" x 6' 4" (2.44m x 1.93m) (At furthest points)

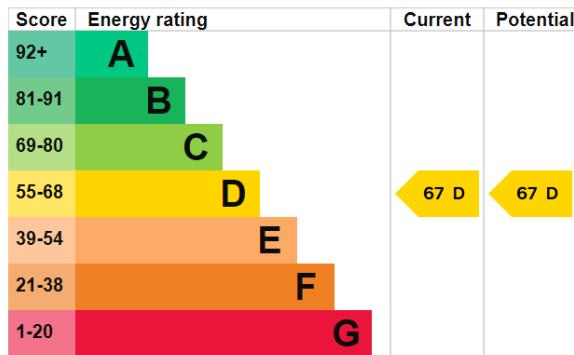
Three piece white suite comprising tiled shower cubicle with electric shower and shower curtain, wash hand basin with vanity unit and wc. Double panel radiator, extractor fan, tile splashback, roller blind and vinyl flooring.



**OUTSIDE:**

Front communal area laid in lawn with mature trees surrounded by timber fencing. Rear communal yard with outhouse/shed at rear of property.





EPC Certificate Number: 0380-2669-9350-2504-2745

## SPECIAL FEATURES:

- First floor two bedroom apartment approx. 592 sq. ft. approx.
- Side aspect spacious living room with wall mounted electric fire
- Kitchen/dining area with breakfast bar
- Two well proportioned bedrooms
- Family bathroom
- Fully enclosed front communal area laid in lawn
- Communal rear yard with outhouse/shed
- Communal bins
- Regulation smoke alarms for private tenancies
- Ideally located on Russell Drive, a short drive from Lurgan town centre
- Within walking distance to Lurgan Town Centre
- Gas heating with Hive heating control
- Close to schools, shops and all local amenities
- A short walk from Northern Irelands largest urban and most picturesque park, Lurgan Park
- Chain free
- Rates: £475 per year
- EPC: D

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