



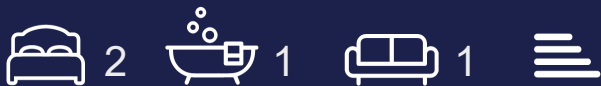
Apartment 7 North Court, Newtownabbey, BT36 5GY

Offers Over £109,950

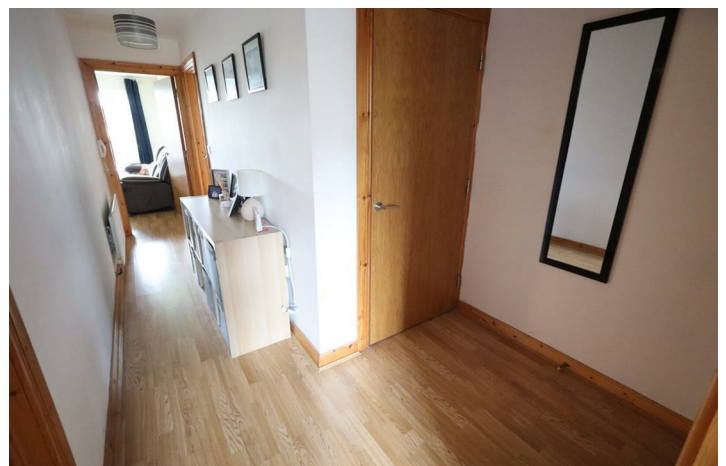
- First floor apartment in highly popular and convenient development
- Lounge, open plan with:
- Modern shower room
- Double glazing in uPVC frames
- Communal car parking & lawn
- 2 Bedrooms
- Modern kitchen
- Gas fired central heating
- Balcony
- Ideal first time buy or investment opportunity

Apartment 7 North Court, Newtownabbey BT36 5GY

Situated within a highly popular and convenient development, this attractive first floor apartment offers an excellent opportunity for first time buyers and investors alike. The property features two well proportioned bedrooms, a bright and spacious lounge with an open plan layout and a modern kitchen designed for everyday living. A modern shower room adds further appeal, while gas fired central heating and double glazing in uPVC frames ensure comfort and efficiency throughout the year. Outside, residents can enjoy a private balcony, communal lawn areas, and convenient communal car parking. Combining comfort, practicality and a sought after location, this superb apartment is ready to move into and enjoy immediately. It also offers strong rental potential within a residential setting.



Council Tax Band: Northern Ireland



Communal entrance hall

Apartment entrance hall

Laminate wood flooring, storage cupboard

Lounge

14'4 x 10'6

Laminate wooden flooring, access to balcony, open to:

Kitchen

10'8 x 6'10

Modern kitchen, range of high and low level units, round edge work surfaces, built in fridge freezer, plumbed for washing machine and dishwasher, laminate wood flooring, stainless steel oven, stainless steel extractor hood, inlaid hob, wall tiling, single drainer stainless steel sink unit with mixer tap

Bedroom (1)

11'5 x 10'3

Bedroom (2)

14'4 x 7'5

Modern shower room

Shower unit, electric shower, glazed shower screen, low flush w/c, pedestal hand basin, extractor fan, wall paneling

Outside

Communal car parking and communal lawn

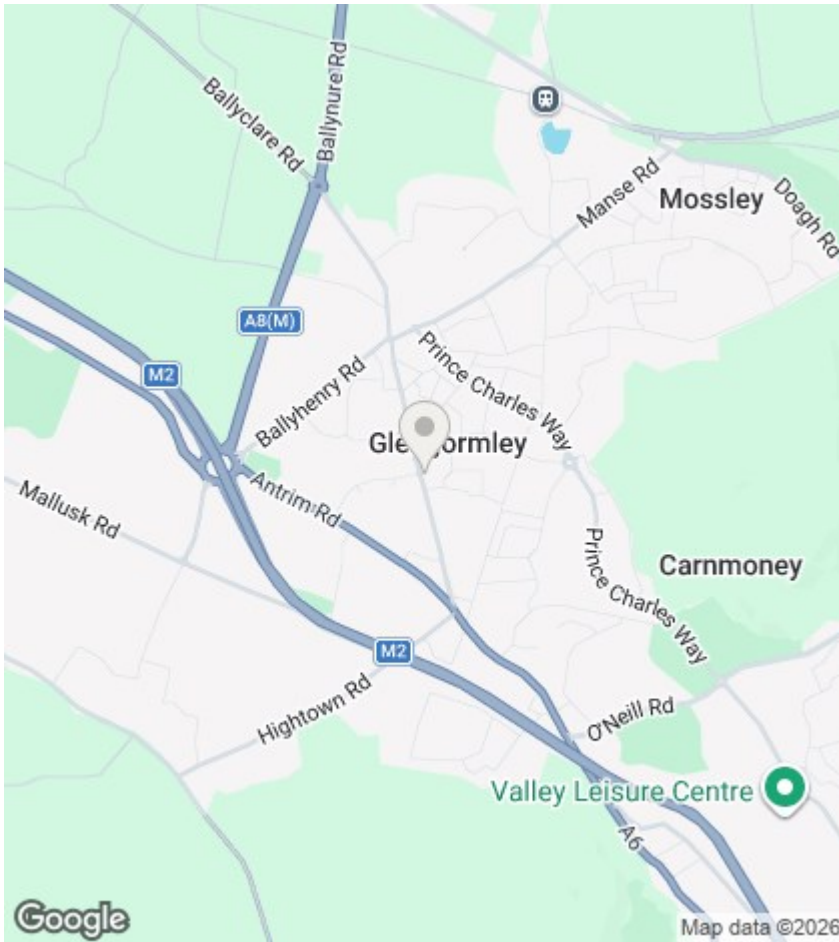
Disclaimer/ Additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 	