



Apartment 5 Courthall House, Newtownabbey, BT36 5GP

- Own Door, Second Floor Apartment
- Open Plan Living Through Dining Room
- Bathroom With Three Piece Suite
- Communal Parking
- Convenient Location; Immaculately Presented
- Two Bedrooms; Master En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £104,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

Hardwood double glazed front door with matching fan light over. Wood laminate floor covering. Stairwell to first floor.

HALF LANDING

Return stairwell to:

LANDING

Access to twin stores with light. Access to roof space. Seating area recess.

OPEN PLAN LIVING THOUGH DINING ROOM 18'9" x 13'2"

Dual aspect windows. Wood laminate floor covering. Access to under eaves storage.



KITCHEN WITH INFORMAL DINING AREA widest points

Modern fitted kitchen with range of high and low level storage units and contrasting solid granite work surface. Inlaid stainless steel sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Glass splash back to hob area. Solid granite upstands to walls. Wood laminate floor covering.

MASTER BEDROOM 18'0" x 9'10"

Access to under eaves storage.

EN SUITE SHOWER ROOM

White three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Splash back tiling to sink.

BEDROOM 2 11'1" x 8'6"

Access to under eaves storage.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splash back tiling to wash hand basin and bath.

EXTERNAL

Communal parking.

Communal gardens finished mainly in lawn.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, own door, second floor apartment occupying a prime site in the popular Courthall House development, situated Ballyclare Road, Newtownabbey within walking distance to shops and local amenities of Glengormley village. The property comprises private entrance hall and first floor landing, open plan living through dining room, modern fitted kitchen with informal dining area, two well proportioned bedrooms, to include master with en suite shower room, and bathroom with white three piece suite. Externally the property enjoys communal parking and communal gardens finished mainly in lawn. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements