

Apt 42 (252A) Throneview, Newtownabbey, BT36 7NH



- **Modern First Floor Apartment**
- **2 Bedrooms**
- **Open Plan Living/ Kitchen Area**
- **Deluxe Modern Fitted Kitchen**
- **Modern White Family Bathroom**
- **Popular Convenient Location**
- **Well Presented Throughout**
- **PVC Double Glazed Windows**
- **Gas Central Heating**
- **Excellent Investment Opportunity**

PRICE Offers Over £79,950

Well presented throughout this 2 bedroom first floor apartment is an excellent acquisition for a range of purchasers. With a contemporary open plan kitchen with living dining aspect and a modern bathroom an early viewing is 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

ACCOMMODATION

Communal front door into:-

COMMUNAL HALLWAY

Steps to first floor.

Front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

With twin storage cupboard.

OPEN PLAN LIVING/ KITCHEN LAYOUT 19'6" x 12'9"

At max. Incorporating modern shaker kitchen fitted with a range of high and low level units with contrasting work surfaces. Integrated oven with 4 ring gas hob. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Low voltage lighting.

LIVING AREA


With twin PVC double glazed French doors opening to lean to guard rail balcony.

BEDROOM 1 12'2" x 9'8"

BEDROOM 2 12'6" x 10'2"

MODERN WHITE BATHROOM SUITE

Comprising wall push w.c, pedestal wash hand basin with mono bloc tap and panelled bath with fixed shower screen with shower attachment. Part tiled walls.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.**

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