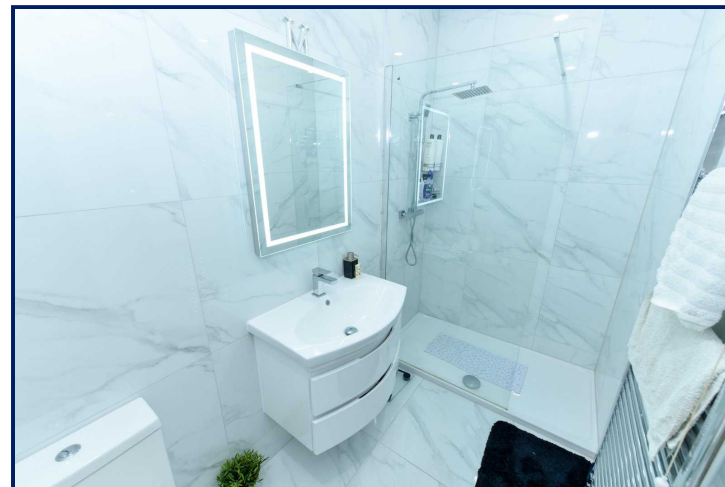
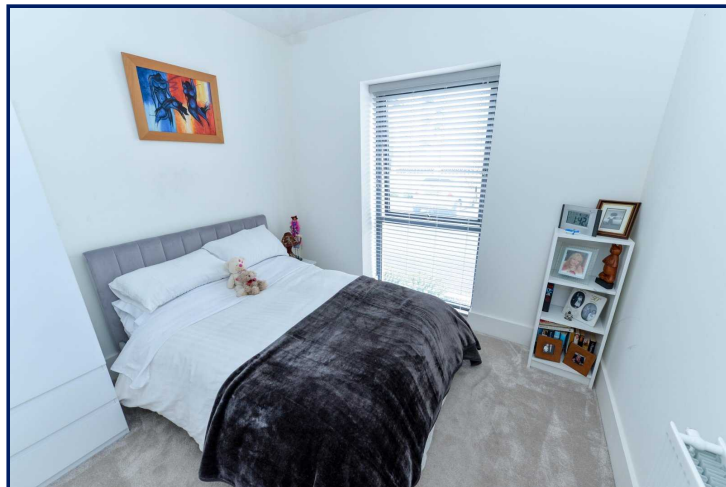


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU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



Apartment 2, 32 Quayside,  
Carrickfergus

**Offers in excess of: £249,950**

Reeds Rains

reedsrains.co.uk

Apartment 2, 32 Quayside, Carrickfergus  
Offers in excess of: £249,950

## Description

Recently construction ground floor apartment finished to an exacting standard throughout with a high quality fixtures and fittings.

Positioned at Carrickfergus picturesque

Marina and just a short stroll to a range of

eateries, cinema, boat club and historic

Carrickfergus Castle. The stunning interior

offers modern open plan living, dining and

kitchen area range of fitted appliances and

French doors to large paved patio area, two

bedrooms - master bedroom with en-suite

shower room and deluxe white bathroom

suite. Additional benefits include a gas fired

central heating system with energy efficient

combi boiler, double glazed windows, alarm

system, parking facilities enclosed by

electronic gates and video security entry

system. All in all this is a stunning home that

will appeal to the most discerning of buyers

and can only be appreciated by an internal

viewing appointment.

## Communal Entrance Hall

Video security entry system.

## Entrance Hall

## Open Plan Lounge/Dining & Kitchen Area

26'1" x 15' (7.95m x 4.57m)

Lounge area with feature plasma wall

mounted electric fire. Double sliding sliding

patio doors to paved patio area. Modern fully

fitted kitchen including range of fitted high

gloss units, sink unit with drainer and mixer

tap, built in hob with eye level oven, extractor

hood, integrated fridge/freezer, dishwasher

and washer / dryer. Breakfast bar. Spotlights.

Tiled floor.

All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Flooplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

## Master Bedroom

13'9" x 10'3" (4.2m x 3.12m)

## En-Suite Shower Room

Luxury white suite comprising walk in double

shower with drench head shower, wash hand

basin and low flush wc. Tiled walls and floor.

Chrome heated towel rail. Spotlights.

## Bedroom 2

10'4" x 9'7" (3.15m x 2.92m)

## Bathroom

Lavish four piece white bathroom suite

comprising bath with shower attachment,

separate shower cubicle with wall mounted

shower, wash hand basin and low flush wc.

Part tiled walls and tiled floor.

## External

Large paved patio area with frameless glass

balcony. Parking facilities. Electrically

operated front and pedestrian gates. Covered

bicycle and bin store.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, 425 Lisburn Road, Belfast, Co Antrim, N Ireland BT9 7EY, 10 High Street, Carrickfergus, Co Antrim, N Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscó NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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