



NICHOLAS
RESIDENTIAL



17 Mill Manor Comber BT23 5ZQ £1,450 Per month

Welcome to 17 Mill Manor!

This is a fantastic opportunity to rent a modern detached property located within the award winning 'gated' Mill Village. This prestigious location offers pedestrian access to Comber town centre and a direct commuting route to Dundonald & Belfast.

Downstairs comprises a welcoming entrance hall with access to the WC, a bright and spacious living room, a luxury fitted kitchen with built in appliances & breakfast bar open plan to dining area and a separate utility area with storage under stairs. Upstairs the master bedroom has been cleverly adapted to allow a walk in wardrobe area & an en-suite shower room, a further two double bedrooms and a white four piece bathroom suite. Further benefits include gas fired central heating, uPVC double glazed & an excellent EPC rating.

To the front is a driveway providing ample off street parking and to the rear is a private & enclosed garden area laid in lawns with paved patio areas - the perfect sun trap! The rent includes access the gym, sauna & pool!

The property is not HMO registered, partially furnished and the property is available from the 3rd of June 2024

Call 02890388383 to arrange your personal viewing today.

Viewing

Please contact our **Belfast Office** on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Stunning detached family home located in award winning Mill Village
- Welcoming entrance hall with downstairs WC
- Bright & spacious living room
- Fitted kitchen with built in appliances & breakfast bar open plan to dining area and a separate utility room
- Master bedroom with walk in wardrobe & en-suite shower room
- Two further bedrooms
- White four piece family bathroom suite
- Driveway to the front, private & enclosed garden area to the rear
- Rent includes access to the communal gym, sauna & pool
- Partially furnished, available from the 3rd of June 2024




Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: info@nicholasresidential.co.uk <https://www.nicholasresidential.co.uk>