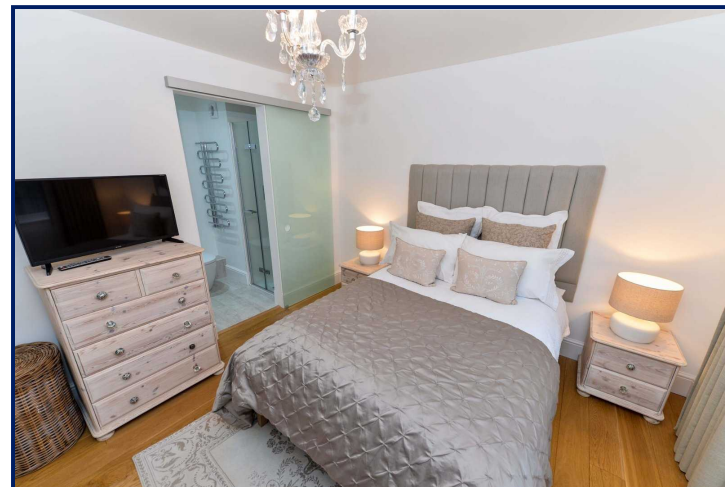
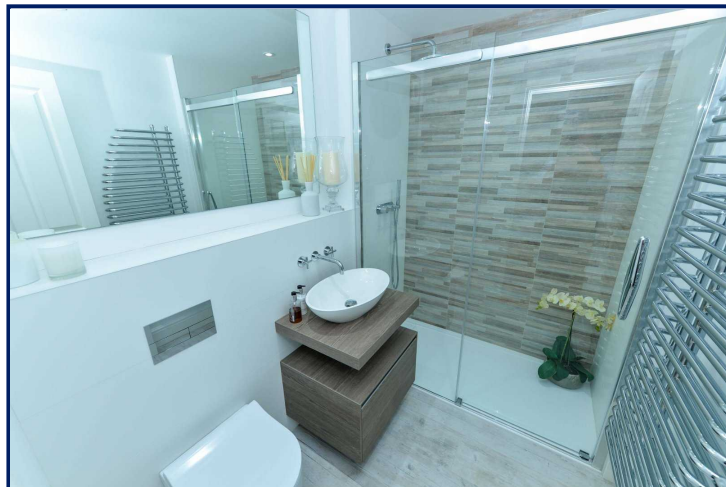



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



97 Maritime Drive, Carrickfergus,
BT38 8GQ

Asking Price: £249,950

 **Reeds Rains**

reedsrains.co.uk

97 Maritime Drive, Carrickfergus

modern luxury in a most desirable location. The contemporary interior comprises an open plan kitchen/living area allowing you to enjoy the coastal surroundings from every angle, a deluxe shower room and two bedrooms - master bedroom with en-suite shower room. Stepping out onto the wrap around patio area it offers the perfect area to entertain guests and BBQ in the Boasting high end finishes throughout, a gas fired central heating system, double glazed windows, intercom system and communal parking area. Just a short stroll to a host of amenities, coastal walk, restaurants and coffee shops this apartment is sure to impress the most discerning of purchasers and a private viewing can be scheduled through Reeds Rains on 02893 351727.

Communal Entrance Hall

Intercom system. Secure double storage cupboard.

Entrance Hall

Built in shelved storage cupboards. Recessed spot lights. Solid wood strip floor.

Open Plan Lounge

12'10" x 12'10" (3.9m x 3.9m)
Double glazed sliding patio doors with privacy film with uninterrupted views over Carrickfergus Marina. Solid wood strip floor.

Open Plan Kitchen/Breakfast Area

14'3" x 9'11" (4.34m x 3.02m)
Contemporary range of fitted high and low level units. Stone work surfaces and upstand. Sunken sink unit with mixer tap. Built in gas hob and electric eye level Neff oven. Integrated appliances including Indesit microwave, slimline dishwasher and fridge/freezer. Extractor fan. Glass splash back. Under unit LED lighting. Recessed spot lighting. Solid wood strip floor. Exceptional views.

Master Bedroom

12'5" x 10'10" (3.78m x 3.3m)
Built in double wardrobe. Solid wood strip floor. Double glazed window with privacy film.

En-Suite Shower Room

Deluxe white suite comprising shower cubicle with wall mounted thermostatically controlled shower and hypoallergenic anti slip shower tray. Wall hung vanity unit and low flush wc. Part stone tiled walls. Tiled floor. Feature heated chrome wall mounted towel rail.

Bedroom 2

10'5" x 9'10" (3.18m x 3m)
Built in double robe. Solid wood strip floor.

Shower Room

Lavish white suite comprising double walk in shower cubicle with wall mounted thermostatically controlled drench shower head and hypoallergenic anti slip shower tray. Wall hung vanity unit and floating wall hung WC. Part stone tiled walls. Modern chrome wall mounted heated towel rail. Recess spotlights. Tiled floor.

Wrap Around Patio Area

Large paved patio area with gate onto the marina coastal path and own patio door access to the apartment. A beautiful outdoor space for entertaining and BBQ's in the summer evenings.

Communal Parking Facilities

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, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County 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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

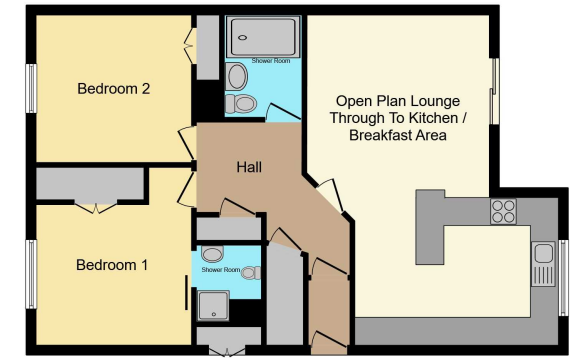
All Measurements are Approximate.

Laser Tape Clause

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

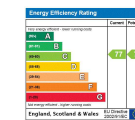
Floorplan Clause

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

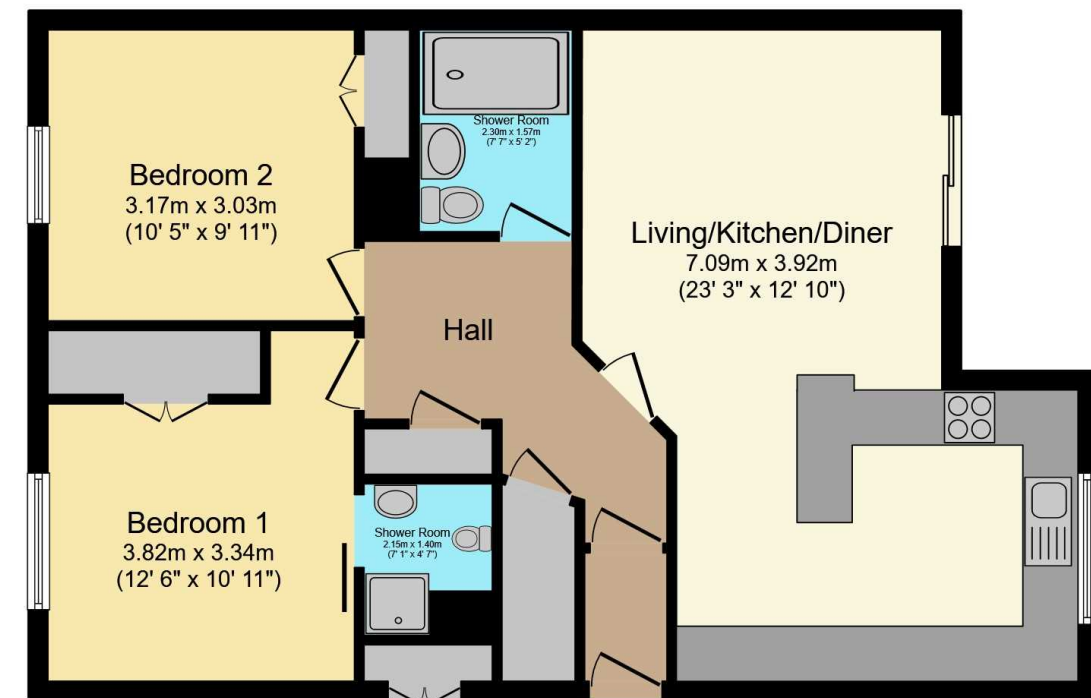


Total floor area 73.7 m² (793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



For full EPC please contact the branch.



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