

## 2 Six Mile Water Mill, Antrim, BT41 4FB



### PRICE Offers Over £146,950

This is an incredibly rare opportunity for those looking for something special to purchase an elevated ground floor apartment with designated parking in this bespoke mill style building backing onto the Six Mile Water offering luxury living within easy access of Antrim town centre and all local amenities.

This superb apartment is accessed via a dramatic double height communal entrance foyer together with lift access to all floors from the lower ground floor secure carpark or via the feature staircase and easy access ramp to the front. Once inside, the sense of space and generous proportions are evident everywhere with large open plan kitchen, living and dining area together with spacious bedrooms to include master with generous ensuite shower room.

Only on full internal inspection can one begin to appreciate the elegance and quality of this stunning property.

Early viewing strongly recommended.

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## FEATURES

- Push button door entry to double height communal entrance hall / Passenger lift and staircase to all floors
- Inner hallway with access to Private hallway / Double doors to built-in storage
- Open plan kitchen, living and dining area / Full range of "mushroom" coloured contemporary style high and low level units
- Integrated oven, gas hob, fridge, freezer and dishwasher
- Two well proportioned bedrooms / Master with luxury ensuite shower room
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- Powder coated aluminium double glazed windows / Gas fired central heating
- Designated carparking space to front / Easy access ramp to front elevation / Passenger lift access to all levels from the lower level carpark
- Excellent opportunity for those downsizing or young professionals
- Idyllic location with mature communal gardens and River walks / Secure gated access to Riverside providing easy pedestrian access to the town centre and all local amenities

## ACCOMMODATION

Tegula brick steps to front elevation with associated metal work railings and adjoining easy access ramp to external landing. Brick edged double height feature entrance arch with recessed full height glazing and large format fully glazed entrance door to. Push button door entry intercom to:

### COMMUNAL ENTRANCE HALL

Spacious communal entrance foyer with polished porcelain fully tiled floor. Double height ceiling with gallery landing to first floor. Low voltage downlights and wall lights. Partially glazed double doors to stairwell and lift foyer to upper levels and basement carparking. . Partially glazed double doors to;

### INNER HALLWAY

Door to;

### PRIVATE HALLWAY

Double doors to built-in storage. Wall mounted gas fired boiler. Shelving. Double radiator.

### KITCHEN

**15'5 x 5'6 (4.70m x 1.68m)**

Full range of "mushroom" coloured high and low level units with feature handles. Complimentary work surfaces with one and a quarter bowl contrasting single drainer sink unit with mixer taps. Integrated four ring gas hob with stainless steel and glass over head extractor. Low level combination oven and grill. Wine rack. Integrated fridge, freezer and dish washer. Washing machine. Part tiled walls to work surfaces. Fully tiled floor. Open to:



## LIVING WITH INFORMAL DINING

16'5 x 14'6 (5.00m x 4.42m)

Low voltage down lights. Two double radiators.

## BEDROOM 1

15'4 x 12'5 (4.67m x 3.78m)

(to include ensuite) Double radiator. Low voltage down lights.

## ENSUITE

8'0 x 3'4 (2.44m x 1.02m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with feature mixer taps. Fully tiled shower cubicle with thermostatic unit and sliding cubicle door. Half tiled walls. Extractor fan. Low voltage down lights. Fully tiled floor. Double radiator and white heated towel rail.

## BEDROOM 2

12'8 x 9'11 (3.86m x 3.02m)

Double doors to built-in wardrobe. Double radiator.

## BATHROOM

8'1 x 6'9 (2.46m x 2.06m)

Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Glazed screen. Push button low flush W/C and pedestal wash hand basin with feature mixer taps. Fully tiled walls with decorative inset to bath area. Half tiled walls to remainder. Fully tiled floor. Extractor fan. Low voltage down lights. White heated towel rail and double radiator.

## OUTSIDE

Designated parking space to front with access to lower level carpark for lift and stairwell access to all floors. Additional steps and easy access ramp to front elevation.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

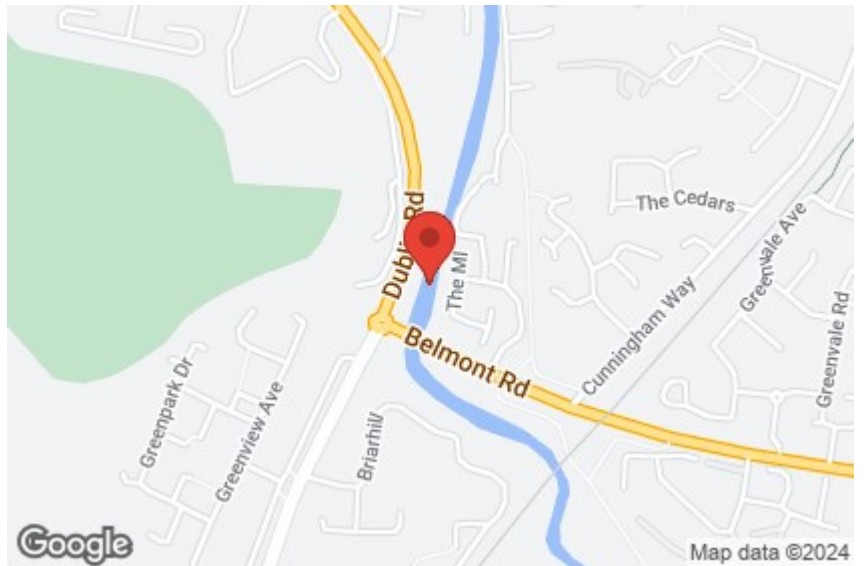
Please note, none of the services or appliances have been tested at this property.







| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         | 80      | 80        |
| (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 |                         |         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |         |           |



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