

9261 2121  
stewartestateagents.com

**stewart**  
estate agents



**3 BROOMHILL COURT**  
Magheralin BT67 0UF

Offers around  
**£114,950**







stewart  
estate agents



stewart  
estate agents



stewart  
estate agents

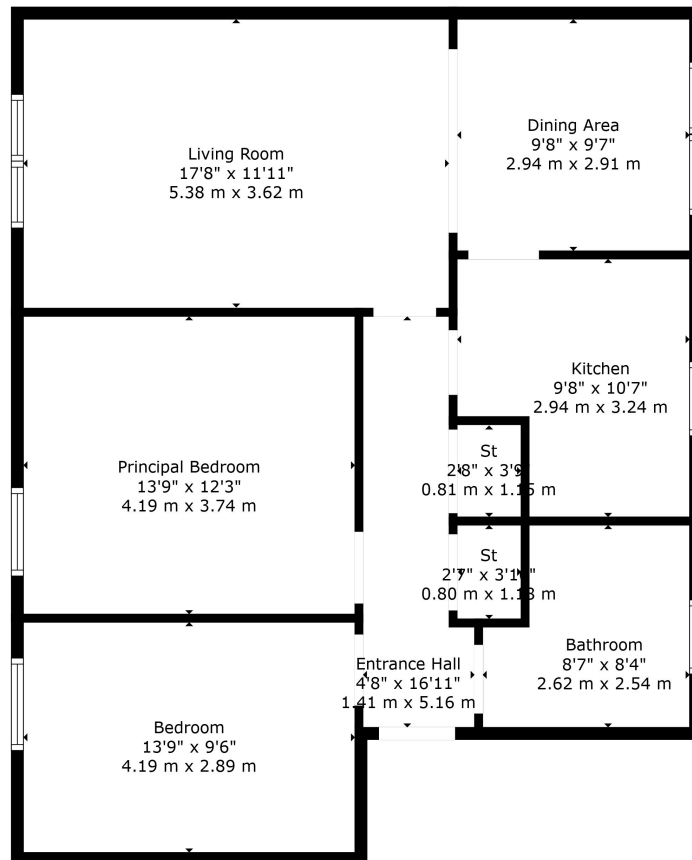


stewart  
estate agents



stewart  
estate agents





TOTAL: 876 sq. ft, 81 m2  
FLOOR 1: 876 sq. ft, 81 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Description

A deceptively spacious ground floor luxury apartment forming part of a purpose built block of exclusive apartments, well located on the main Belfast Road, convenient to the local amenities of Magheralin including a local supermarket and post office, bus services to neighbouring towns and cities as well as Maralin Village Primary School.

The property is very well presented including a modern fitted kitchen, shower room and two double bedrooms. A spacious open plan drawing room with dining area will appeal to modern living and entertaining. Viewing a must!

## Features:

- Spacious ground floor apartment
- Two double bedrooms
- Generously proportioned drawing room, open plan to the dining room
- Contemporary fitted kitchen with ample high and low level units
- Built in oven and gas hob, extractor fan above, integrated fridge/freezer
- Shower room with white suite including a separate shower cubicle, WC and wash hand basin
- Hallway with cloak room and hotpress
- Communal hallway with coded front door
- Parking available at the rear
- PVC double glazed windows
- Gas fired central heating Flo Gas
- Management fee £50 per month



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.