

APT, 6 Ross Grange, Muckamore, Antrim, BT41 2FD



PRICE Offers Over £174,950

This is an incredibly rare opportunity to purchase an exceptional penthouse apartment spanning the full width of the front block within this sought after residential development on the Belfast Road, close to Antrim town and all local amenities and transport facilities. Finished to the highest of standards both inside and out this well appointed two bedroom apartment boasts a stunning ensuite to the master bedroom and extensive range of quality built-in bedroom furniture together with a luxury four piece bathroom suite and generous kitchen area with full range of "Shaker" style high and low level units and integrated appliances. Spacious to the extreme, the apartment extends to in excess of 1002 Sq.Ft. providing elegant elevated living with easy access to wooded walks at the Technology Park and along the banks of the Six Mile Water.

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

Early viewing strongly recommended.

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FEATURES

- Push button video link door entry intercom to;
- Beautifully presented communal entrance hall with staircase to first and second floors
- Spacious second floor landing serving just Apt. No 6
- Spacious entrance hall with storage cupboard / and access to communal loft
- Open plan living room with Kitchen and informal Dining area
- Exceptional range of blue "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and dishwasher / large centre island / Granite worktops and splashback
- Two well proportioned bedrooms / Master with full range of integrated bedroom furniture and separate ensuite shower room / Secondary with walk in dressing room
- Bathroom with luxury modern white suite to include a double ended free standing bath and separate fully tiled walk in shower
- PVC double glazed windows / Gas fired central heating / Oak internal doors
- Incredible opportunity for young professionals and downsizers alike

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Communal entrance with video link intercom leading to ground floor communal hallway featuring beautiful wall panelling and fully tiled floor. Stair case to first and second floor with painted balustrading to front door.

ENTRANCE HALL

Decorative, fully tiled floor. "Shaker" style wood panelling to walls. Single radiator. Large walk in storage cupboard. Video link intercom to entrance. Single radiator.

LIVING ROOM INTO INFORMAL KITCHEN/DINING 19'7" x 16'2" (at max) (5.99m x 4.93m (at max))

Full range of fully fitted blue "shaker" style high and low level units with polished granite work tops and splash back. Single drainer stainless steel sink unit with "Victorian" style chrome mixer tap. Featuring an integrated four ring induction hob. Integrated low level "hide n slide" "Neff" combination oven and grill. Matching island with free standing "Samsung" washer dryer to be included, integrated dish washer and breakfast bar style seating. Integrated low level fridge and freezer. High density composite wood laminate flooring throughout. Two vertical double radiators.

BATHROOM

10'3" x 10'2" (3.145 x 3.106)

Luxury four piece white suite comprising a free standing double ended bath with feature "Victorian" style chrome mixer tap. Walk in shower with fully tiled walls, "Drench" shower head and secondary shower attachment. Wash hand basin with "Victorian" style chrome mixer tap, granite work top and storage below. Low flush push button WC. Low voltage down lights. Extractor fan. Fully tiled floors and partially tiled walls. Chrome towel rail.

MASTER BEDROOM

11'2" x 14'0" (3.41 x 4.27)

Integrated fully fitted bedroom wardrobes and matching bedside tables and dressing table. Integrated cupboard with shoe racks and additional shelved storage. Double radiator.

ENSUITE

10'4" x 9'2" (3.174 x 2.804)

Luxury three piece ensuite with wall to wall shower unit with glazed sliding door. Drench shower head and fully tiled walls. Wash hand basin with chrome mixer taps, granite work tops and splash back and storage below. Low flush push button WC. Low voltage down lights. Fully tiled floor. Extractor fan and chrome towel radiator.

BEDROOM 2

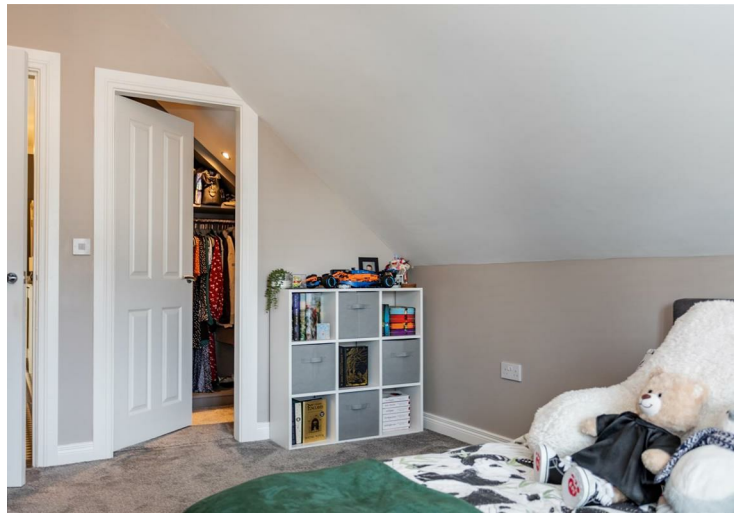
10'9" x 14'0" (3.28 x 4.27)

Integrated media unit with shelved storage and drawers. Walk in dressing room with integrated clothes rails. Shelved storage and low voltage down light. Double radiator.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

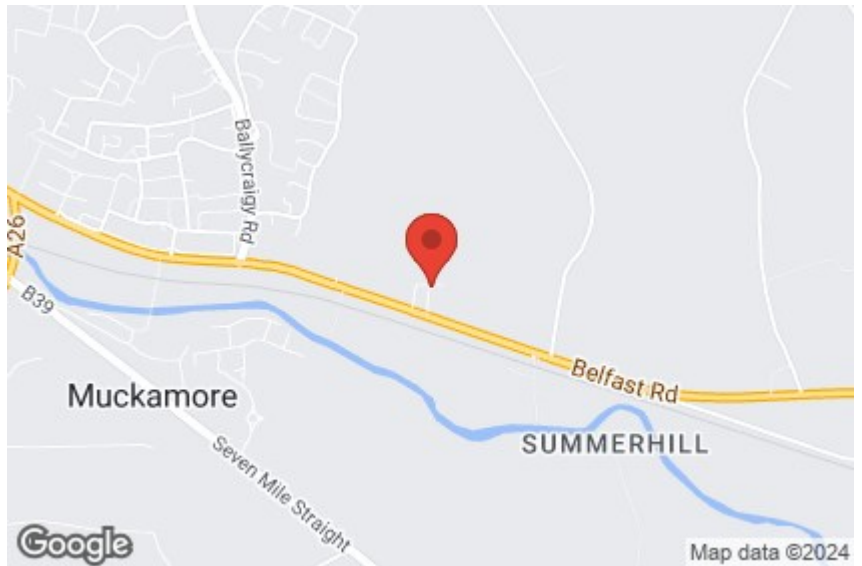
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	



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