



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		

Let's point you in the right..... **DIRECTION**

- 2 x Bedroom Ground Floor Apartment
- Enclosed rear garden, Gas central heating
- Located in the picturesque village of Maghera

Offers over £134,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALL:

Glazed hardwood door leading into hallway with 2 x storage closets (1 x housing gas boiler & electric meter), solid wooden flooring, radiator, socket



LIVING ROOM:

15'11" x 13'3" (4.87 x 4.04m at widest)

Solid wooden flooring, tiled area to glazed patio doors, radiator, 6 x sockets, 2 x telephone points



KITCHEN:

9'1" x 8'5" (2.79 x 2.57m at widest)

A range of high & low level units with butcher block effect laminate worktop, integrated appliances to include, solid plate electric hob, oven & extractor, plumbed for washing machine, glazed hardwood door leading to rear, tiled floor & splashback, radiator, 3 x sockets



BEDROOM 1:

13'8" x 8'9" (4.19 x 2.68m at widest)

Dual aspect windows, neutral carpet, radiator, 3 x sockets



BEDROOM 2:

9'9" x 9'9" (2.99 x 2.99m at widest)

Neutral carpet, radiator, 2 x sockets



SHOWER ROOM:

6'4" x 6'3" (1.95 x 1.93m at widest)

Corner shower cubicle with mixer shower, W.C, pedestal W.H.B, fully tiled floor & walls with decorative border, extractor, radiator



Apt 7, 10 The Old Mill

Maghera, BT31 9BF

EXTERNAL:

This 2 x Bedroom ground floor apartment is ideally situated in the Old Mill development in the picturesque village of Maghera. The property benefits from an enclosed rear garden, shed paved patio and communal parking to the front.



Rates payable for the year 2023/24 = £878.09
Annual Service Charge = £650.00

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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