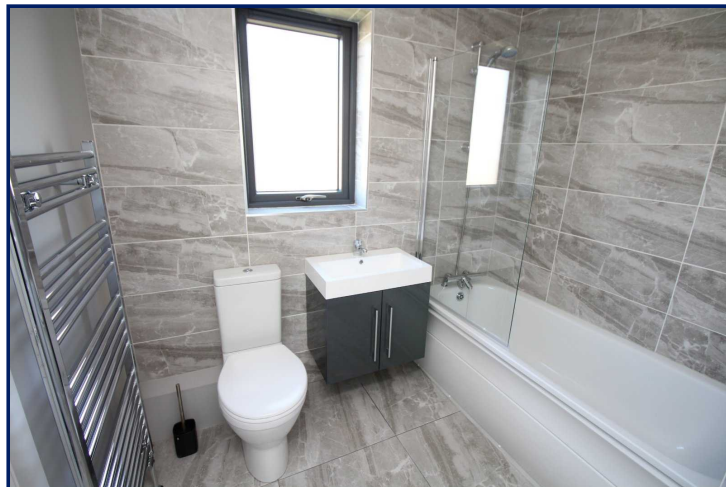




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Apartment 3, Block 1, The Tides,
Carrickfergus, BT38 8GN

**Offers in the region of:
£229,950**

 **Reeds Rains**

reedsrains.co.uk

Apartment 3, Block 1, The Tides, Carrickfergus

Apartment 3 The Tides is an exceptional first floor apartment with far reaching uninterrupted views over Belfast Lough and the Co. Down coastline. A small exclusive apartment block just a short stroll from the picturesque shoreline walk, local train station and shopping facilities. The stunning internal accommodation offers open plan lounge with double glazed doors to balcony, contemporary fitted kitchen/dining area, two well proportioned bedrooms - master bedroom with modern fitted en-suite and deluxe bathroom suite. Enhanced further with a gas fired central heating system, double glazed windows, communal secure parking and lift facility. A beautiful home that must be viewed to appreciate the high standard of presentation and stunning views.

Communal Entrance Hall

Intercom system and lift facility.

Entrance Hall

Tiled floor. Walk in storage cupboard.

Inner Hall

Tiled floor.

Open Plan Lounge/Kitchen/Diner

21'5" x 19'8" (6.53m x 6m)

Contemporary range of fitted high and low level units. Built in hob and oven. Integrated dishwasher and fridge/freezer. Extractor fan. Sink unit with vegetable basin and mixer tap. Double glazed door to balcony with exceptional views over Belfast Lough and surrounding countryside.

Master Bedroom

12'3" x 12'2" (3.73m x 3.7m)

En-Suite Shower Room

Shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. Part tiled walls and tiled floor. Heated towel rail.

Bedrom 2

12' x 9'9" (3.66m x 2.97m)

Double glazed French door to Juliette balcony.

Bathroom

White suite comprising panelled bath, vanity unit and low flush wc. Heated towel rail. Part tiled walls and tiled floor.

Communal Parking Facilities

Secured with an electric double gate.

Communal Garden Area To The Front

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 Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

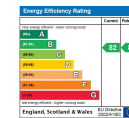
All Measurements are Approximate.

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.



For full EPC please contact the branch.