

**Tim Martin**  
.co.uk



12A The Square  
Ballynahinch  
BT24 8AE

£500 Per Month

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A well presented first floor apartment perfectly situated overlooking the bustling town square, with a host of local shops, restaurants and public transport on your doorstep with Lisburn and Belfast easily accessible by an excellent road network.

The spacious and well presented first floor apartment is fitted with oil fired central heating and comprises of a lounge, large double bedroom, fitted kitchen and shower room.

The property is available immediately on an unfurnished basis.

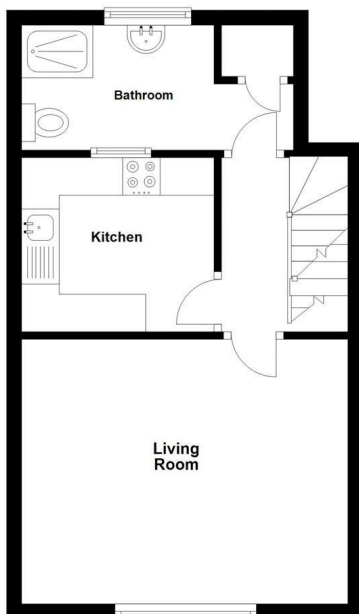
### FEATURES

- Well Presented First Floor Apartment
- Spacious Lounge
- Large Double Bedroom
- Fitted Kitchen And Shower Room
- Oil Fired Central Heating
- Close To Local Amenities, Restaurants And Public Transport
- Convenient Commuting Distance To Belfast And Lisburn



### First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)

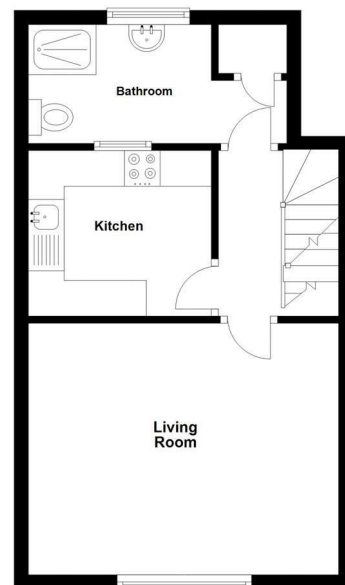


### Second Floor

Approx. 24.3 sq. metres (261.8 sq. feet)

### First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



## Stairs to First Floor Apartment - 12A

### Entrance Hall

Tiled floor.

### Lounge

15'4 x 11'5 (4.67m x 3.48m )

### Kitchen

8'4 x 7'8 (2.54m x 2.34m)

### Shower Room

9'9 x 5'4 (2.97m x 1.63m )

Modern white suite comprising separate shower cubicle with Redring Expressions 500s electric shower unit and wall mounted telephone shower attachment; fitted folding shower door; dual flush wc; pedestal wash hand basin with mono mixer tap; hotpress with lagged copper cylinder and Willis type immersion heater.

## Stairs to Second Floor

### Bedroom 1

17'1 x 15'4 (max measurements) (5.21m x 4.67m (max measurements))

Access to under eaves storage; velux window.

### Viewing

By Appointment With The Agent.

### Outside

Boiler house with oil fired boiler.

### Rent

£400 Per calendar Month Exclusive

### Viewing

By Appointment With The Agent

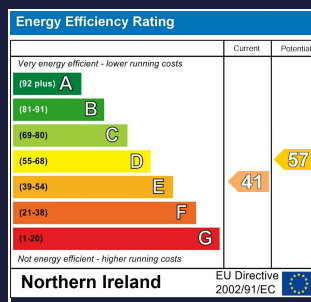
### Capital Rateable Value

£50,000. Rates Payable = £462.15 per annum (approx)

Bitmac driveway to rear (access from Windmill street)





Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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