

## 101 Alexandra Park, Muckamore, Antrim, BT41 4RD



### PRICE Offers Over £144,950

We are delighted to offer the opportunity to purchase this stunning penthouse apartment which is located within an ever popular residential development and in close proximity to local amenities, public transport routes and main commuter networks.

This exceptionally spacious property benefits from two spacious double bedrooms to include master with ensuite and shared balcony, generous lounge encompassing open plan space for informal dining, contemporary fitted kitchen and a deluxe bathroom incorporating white four piece suite. With the dwelling further boasting gas fired central heating, dedicated parking space and two private balconies overlooking stunning views of Six Mile River and the surrounding countryside, we recommend internal viewing to fully appreciate the extent of this exquisite property.

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## FEATURES

- Attractive and exceptionally spacious penthouse apartment
- Close proximity to local amenities, public transport routes and main commuter networks
- Generous landing with space for office furniture incorporating dual aspect 'Velux' windows
- Generous open plan kitchen / living / dining
- Fully fitted 'white' contemporary style kitchen
- Integrated appliances to include Gas hob, oven, dishwasher, washing machine and low level fridge and freezer
- Deluxe bathroom incorporating white four piece suite
- Two spacious double bedrooms with shared balcony / Master with ensuite
- Gas fired central heating / Allocated parking
- Balconies to Lounge and bedrooms offering stunning views of the Six Mile River and surrounding countryside

## ACCOMMODATION

### COMMUNAL ENTRANCE

Push button intercom to communal entrance. Stair case to first, second and third floor. Private entrance to fully tiled hall.

### PRIVATE STAIR CASE TO APARTMENT

With handrails to both sides. Velux window.

### LARGE WELCOMING LANDING

**6'11" x 15'1" (2.13m x 4.602m)**

(at max) Welcoming landing with space for office furniture. Dual aspect 'Velux' windows. Low level storage cupboard. Double radiator

### KITCHEN INTO INFORMAL LIVING/DINING

**21'8" x 17'10" (6.608 x 5.440)**

(max) Full range of white contemporary style high and low level kitchen units with contrasting work tops and complimentary splash back tiling. Integrated appliances to include four ring gas hob with outside stainless steel pyramid style extractor fan, low level combination oven/grill, washing machine, dish washer and low level fridge and freezer, "Vokera" gas boiler. "Velux" window. Two double radiators. PVC double glazed "French" doors with side lights to private balcony over looking the Six Mile River.



## BATHROOM

8'9" x 8'5" (2.677 x 2.567)

Luxury four piece white suite comprising panelled bath with chrome mixer tap and shower attachment. Enclosed shower with partially glazed sliding door. Wall mounted wash hand basin with chrome mixer tap. Low flush push button WC. Fully tiled walls and floors. Extractor fan. Low voltage down lights. "Velux" window. Double radiator.

## MASTER BEDROOM

21'2" x 5'10" (6.461 x 1.785)

(max) PVC double glazed door with side lights to balcony overlooking Six Mile River. Double radiator. "Velux" window.

## ENSUITE

7'0" x 6'0" (2.146 x 1.846)

White suite comprising enclosed shower with partially glazed sliding door. Wall mounted wash hand basin with chrome mixer tap. Low flush push button WC. Fully tiled walls and floor. Low voltage down lights. Velux window. Extractor fan. Single radiator.

## BEDROOM 2

14'1" x 10'3" (4.294 x 3.132)

(max) PVC double glazed door with side lights to balcony. Double radiators.

## EXTERNAL FEATURES

Communal carpark to the front with one allocated space and guest space. Timber fencing and pedestrian gate to rear walkway. Breath taking views overlooking surrounding countryside and Six Mile River. Service area and walkway to front.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

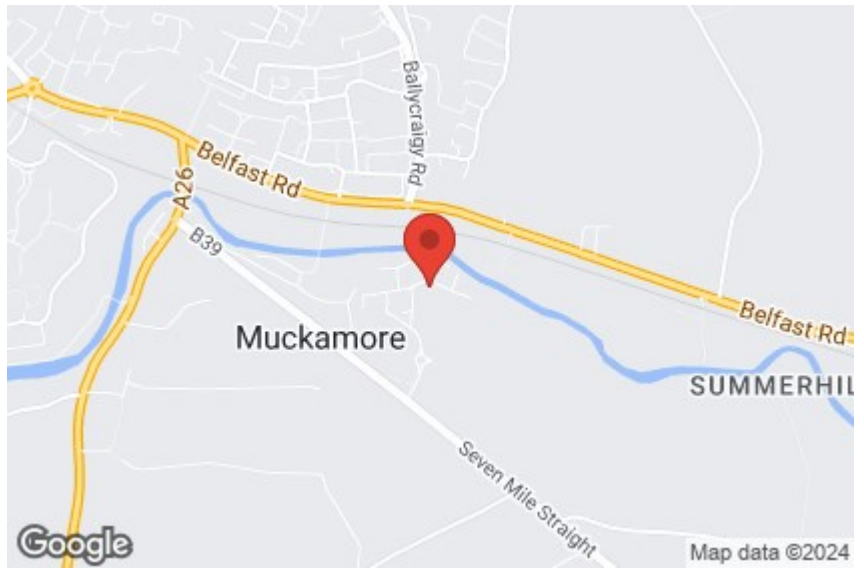
Please note, none of the services or appliances have been tested at this property







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		<b>78</b>	<b>78</b>
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