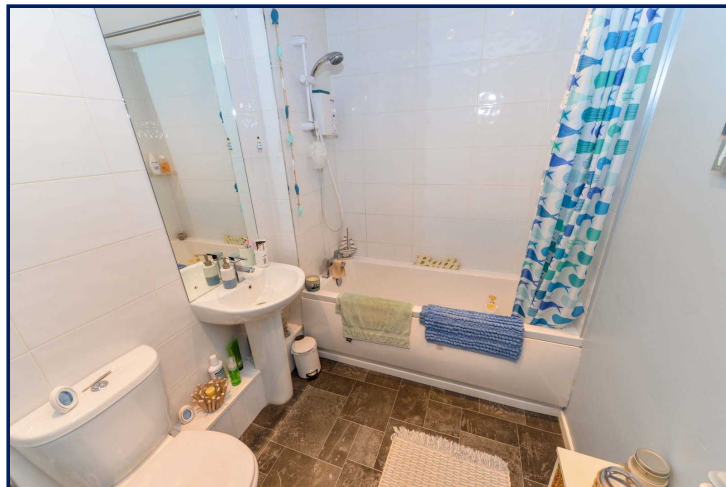




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



8 Essex Court, Carrickfergus

Offers in the region of:
£99,950

 Reeds Rains

reedsrains.co.uk

8 Essex Court, Carrickfergus

Description

Exceptionally well presented first floor duplex apartment in the heart of Carrickfergus town centre, just a short stroll to Carrickfergus Marina, cinema, restaurants and historic Carrickfergus Castle. With little to do but simply move in the internal accommodation offers spacious lounge/dining area, separate fitted kitchen, two well proportioned first floor bedrooms and a white bathroom suite. Enhanced further with a gas fired central heating system, double glazed windows and designated courtyard parking to the rear. An internal viewing comes highly recommended.

Entrance Hall

Understair storage.

Lounge/Dining Area

19'2" x 13' (5.84m x 3.96m)
Spotlights.

Kitchen

10' x 9'5" (3.05m x 2.87m)
Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Plumbed for washing machine. Extractor fan. Display cabinet. Storage area. Part tiled walls and tiled floor. Spotlights.

First Floor Landing

Built in storage cupboard with gas boiler.

Bedroom 1

13' x 12'6" (3.96m x 3.8m)
Laminate wooden floor.

Bedroom 2

12'9" x 10'5" (3.89m x 3.18m)

Laminate wooden floor.

Bathroom

White suite comprising panelled bath with wall mounted electric shower, pedestal wash hand basin and low flush wc. Part tiled walls. Spotlights. Heated towel rail.

Parking Area

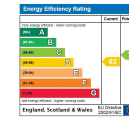
Designated and visitor parking.

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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.



For full EPC please contact the branch.