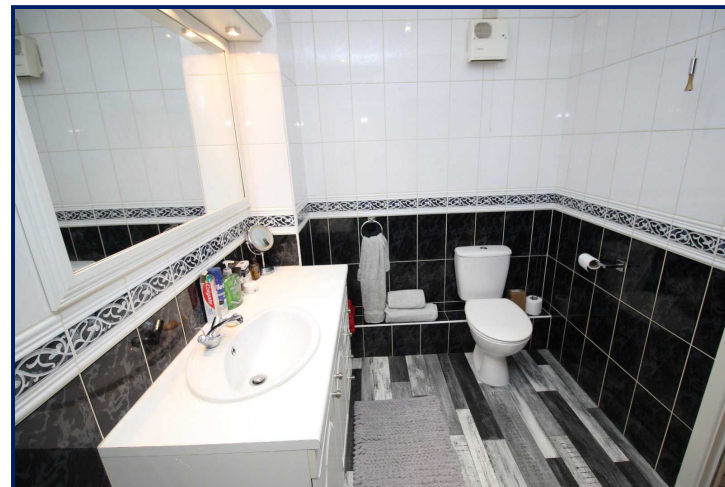
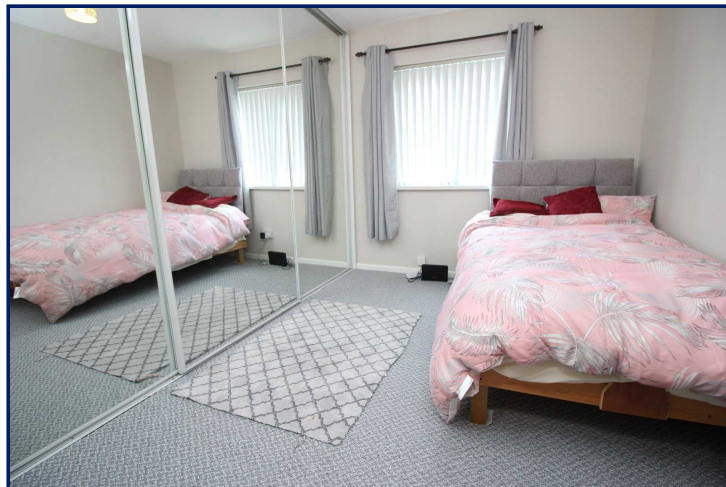


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Garvey Court, Lisburn, County Down, BT27

Asking Price: £154,950
Leasehold

Reeds Rains

reedsrains.co.uk

Garvey Court, Lisburn, County Down, BT27

Asking Price: £154,950 Leasehold

Council Tax Band:

EPC Rating: C

A most well presented first floor apartment situated just off the Belsize Road, a convenient and highly sought after address specifically designed for the over 55's.

Entrance Hall

Landing

Built-in cupboard, gas fired boiler.

Lounge

17' x 13'9" (5.18m x 4.2m)

Feature fireplace with electric fire inset, laminate flooring.

Kitchen

11'3" x 7'2" (3.43m x 2.18m)

Exceptional range of high and low level units, laminate work tops, ceramic hob and electric oven, integrated fridge/ freezer, plumbed for washing machine

Bedroom 1

11'7" x 8'5" (3.53m x 2.57m)

Built-in mirror slide robes.

Bedroom 2

9'6" x 8'4" (2.9m x 2.54m)

Shower Room

Separate shower cubicle with controlled shower, wash hand basin, vanity unit, low level WC, wall and floor tiling.

Car Parking

To front.

Communal gardens

Well kept and mature communal grounds.

Outside store

Located at front door.

Management Fees

Approx. £70 per month.

Note To Purchasers

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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
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.