



## **I GROVE STREET, LISBURN, BT27 4YQ**

- A Well Presented First Floor Two Bedroom Apartment Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Hilden Train Halt
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Built In Storage
- First Floor Landing With Store And Cloakroom Plus Laminated Timber Floor
- Lounge With Laminated Timber Floor And Recessed Spotlights
- Modern Kitchen/Dining Area With Integrated Appliances
- Two Bedrooms With Laminated Timber Floor
- Modern Shower Room With Thermostatic Shower With Drencher Head

**PRICE: OFFERS IN THE REGION OF £99,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C7I**

**REF: DL100724SR**

- Pavior Brick Set Path To Front Leading To Entrance Door
- Rear Decking Area And Rear Garden Area With Paving
- Gas Fired Central Heating System
- PVC Double Glazed Windows And Exterior Doors
- Excellent C7I Energy Rating For Lower Running Costs



## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC composite double glazed entrance door. Tiled floor. Storage under stairs. Built in storage with sliding doors and fitted interior. PVC double glazed door to rear. Stairs to first floor.



### FIRST FLOOR

#### LANDING:

Store with gas fired boiler. Cloakroom. Laminated timber floor. Recessed spotlights.



#### LOUNGE:

19' 0" x 9' 6" (5.79m x 2.89m)

Measurements taken to widest points. Laminated timber floor. Recessed spotlights.



### MODERN KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

14' 6" x 7' 8" (4.41m x 2.33m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated Samsung oven. Integrated hob. Extractor unit in stainless steel and glass canopy. Single drainer composite sink unit with mono style mixer tap. Integrated dishwasher. Dining bar. Part tiled walls. Laminated tiled floor.



### UTILITY ROOM:

Range of high and low level units. Solid wood work tops. Stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Part tiled walls.



### **BEDROOM (1):**

**11' 11" x 10' 2" (3.63m x 3.10m)**

Measurements taken to widest points. Laminated timber floor. Recessed spotlights.



### **BEDROOM (2):**

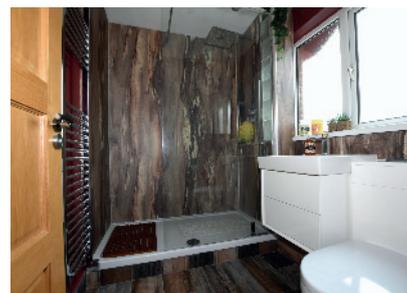
**13' 1" x 5' 5" (4.00m x 1.66m)**

Laminated timber floor.



### **MODERN SHOWER ROOM:**

Shower enclosure with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Recessed spotlights. Part PVC panelled walls. Wood effect tiled floor.



### **OUTSIDE**

Pavior brick set path to front leading to entrance door. Large flowerbed. Gated entrance. Rear decking area. Rear garden area with paving. Outside tap and light.



### **TENURE:**

We have been advised the tenure for this property is leasehold and the lease is 100 years with the annual ground rent included in the service charge, we recommend the purchaser and their solicitor verify the details.

### **RATES PAYABLE:**

For period April 2024 to March 2025 £609.00

### **SERVICE CHARGE:**

A service charge of £28.45 per month (at present) is payable to cover maintenance to communal areas and ground rent, we recommend the purchaser and their solicitor confirm the cost and inclusions.

### **DIRECTIONS**

From Low Road/Grand Street turn onto Grove Street. Number 1 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

**1 Grove Street**

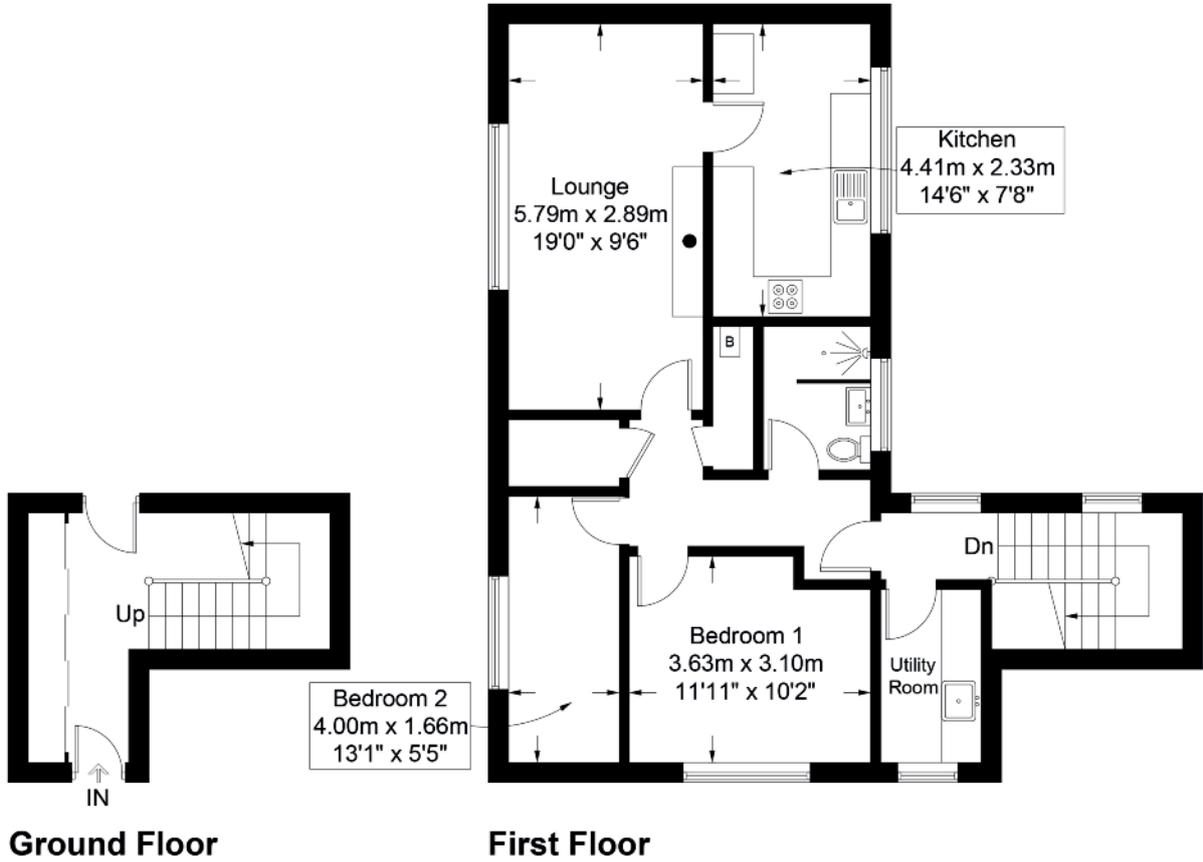


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1103386)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**VALUATION SERVICE**

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

**www.hgraham.co.uk**

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