



NICHOLAS
RESIDENTIAL



Apt 3 Crawford House Old Windmill Road

Crawfordsburn BT19 1XL

Asking price £249,950

Welcome to Apartment 3 Crawford House!

Located on the picturesque North Down landscape, Crawford House is one of North Down's premier apartment developments overlooking Belfast Lough. The development is set within spacious communal grounds and has wide appeal to a broad spectrum of purchasers.

Apartment 3 is situated on the ground floor with original features such as 12 foot ceiling. Accommodation in brief comprises, a welcoming entrance hall with multiple storage cupboards, one large reception room, a fitted kitchen with high & low level units, two large double bedrooms - master with en-suite shower room and a separate family bathroom suite.

The property benefits from gas central heating and an intercom entry system. The main development is accessed via electric gates with ample parking space outside the main front door for residents and guests.

A delightful, secure environment in which to live, surrounded by mature, maintained gardens with tennis court, helipad and shore line frontage the location is the perfect place to live and is sure to be of widespread interest to many.

The property has been priced accordingly to allow for the extensive works required. Please note there is a tenancy agreement in place until March 2028.

MB Wilson management company £1850 per year approx - Ground rent £250 per year approx - Rates £2,558.36

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious ground floor apartment with original features such as 12 foot ceilings, bay windows & corniced ceilings
- Fitted kitchen with built in appliances & space for dining
- One large reception room
- Two double bedrooms - master with en-suite shower room
- Three piece family bathroom suite
- Multiple storage cupboards
- Manicured common gardens surrounding the property with helipad and tennis courts
- Intercom entry system and electric gates to the development
- Gas central heating
- Priced accordingly to allow for the extensive works required - Please note there is a tenancy agreement in place until March 2028



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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