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158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**9 THE BOUNDARIES**  
**LURGAN**  
**BT66 7GG**



**Two bedroom ground floor apartment**  
**OFFERS AROUND £135,000**  
Viewing strictly by appointment only

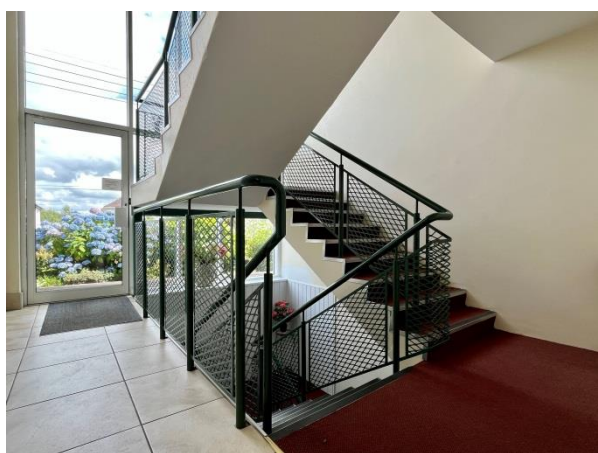


**Apartment 9 The Boundaries** is a beautiful two bedroom ground floor apartment situated in the popular Gilford Road in Lurgan. This superb spacious ground floor apartment enjoys an excellent position within the quiet location of The Boundaries, situated close to schools, shops, all amenities and just a short drive to Lurgan town centre. This fantastic property offers bright and spacious accommodation comprising open plan living/dining area with arch through to kitchen, two well proportioned bedrooms and bathroom and benefits from stunning communal grounds plus underground car parking and storage cage. This superb apartment will appeal to a wide range of viewers, including those looking to live on one level or who are looking to downsize and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

## **ACCOMMODATION**

### **COMMUNAL HALL:**

Entrance to apartment gained via secure intercom system. Stairs and lift leading to underground car park.



### **ENTRANCE HALL:**

Entrance door leading to L shaped hallway, single panel radiator and ceramic tile flooring.





**LOUNGE/DINING:**

24' 4" x 12' 6" (7.42m x 3.81m)

Front aspect open plan living/dining room with electric fire in feature fireplace, two double panel radiators, vertical blinds and laminate flooring. Space for table and chairs. Arch through to kitchen.



**KITCHEN:**

8' 7" x 7' 7" (2.62m x 2.31m)

Open plan from lounge/dining area. A good range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, integrated oven and hob with extractor fan above. Fridge/freezer and washing machine, part tiled walls, ceramic tiled flooring and recessed downlighting.



**BEDROOM (1):**

15' 11" x 10' 1" (4.85m x 3.07m)

Side aspect double bedroom, double panel radiator, roller blind and laminate flooring.



**BEDROOM (2):**

12' 1" x 11' 6" (3.68m x 3.51m)

Side aspect double bedroom with built in wardrobe, double panel radiator, roller blind and laminate flooring.





**BATHROOM:**

8' 1" x 5' 7" (2.46m x 1.7m)

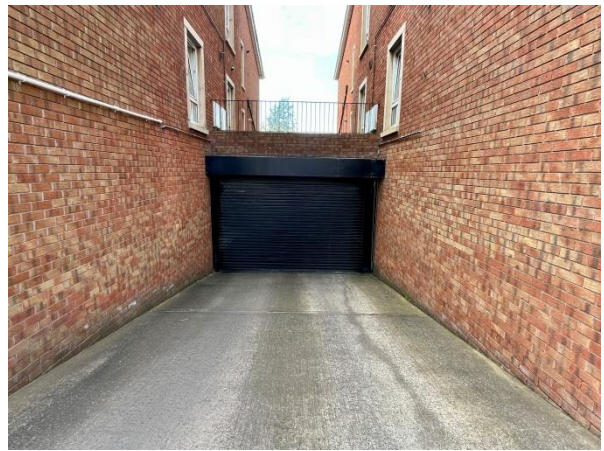
Three piece white suite comprising P shaped panelled bath with mains shower fitment and glazed swivel panel, pedestal wash hand basin and wc. Single panel radiator, recessed downlighting, part tiled walls and ceramic tile flooring.



**OUTSIDE:**

Stunning front, side and rear communal gardens beautifully landscaped with a wonderful array of shrubs trees and plants meticulously maintained and manicured. Electronically controlled garage door leading to private underground car park with designated parking space. Secure designated storage cage in underground car park.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9534-2423-4400-0133-0222

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**SPECIAL FEATURES:**

- Front aspect bright and spacious ground floor apartment approx. 764 sq. ft.
- Secure door entry with intercom
- Spacious communal entrance hallway with stairs and lift to secure underground parking
- Electronically controlled door leading to underground car park
- Designated parking space
- Ideally located on the Gilford Road, a short drive from Lurgan town centre
- Front aspect open plan living/dining room
- Two well proportioned bedrooms
- Three piece bathroom
- Stunning communal grounds
- Gas heating
- Rates: £909.81
- EPC - C

**We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.**

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