

**OFFERS AROUND:
£224,950**



pinpoint.

Viewing: By appointment through agent

**ALEXANDRA
PARK AVENUE**



CGI shown for illustration purposes only

THE ABBOTT

3 BED SEMI DETACHED | c. 920 sq ft / 85.4 sq m approx

The Abbott
37 Alexandra Park Avenue,
Belfast
BT15 3ER

028 9068 2777

pinpointproperty.com

- Well presented semi-detached home perfect for First Time buyer, Young Couple or Family
- Spacious living room
- Modern kitchen and utility room
- Separate downstairs WC
- Three good sized bedrooms
- Family bathroom
- Gas Fired Central Heating, Double glazing throughout
- Enclosed rear garden
- Spacious driveway



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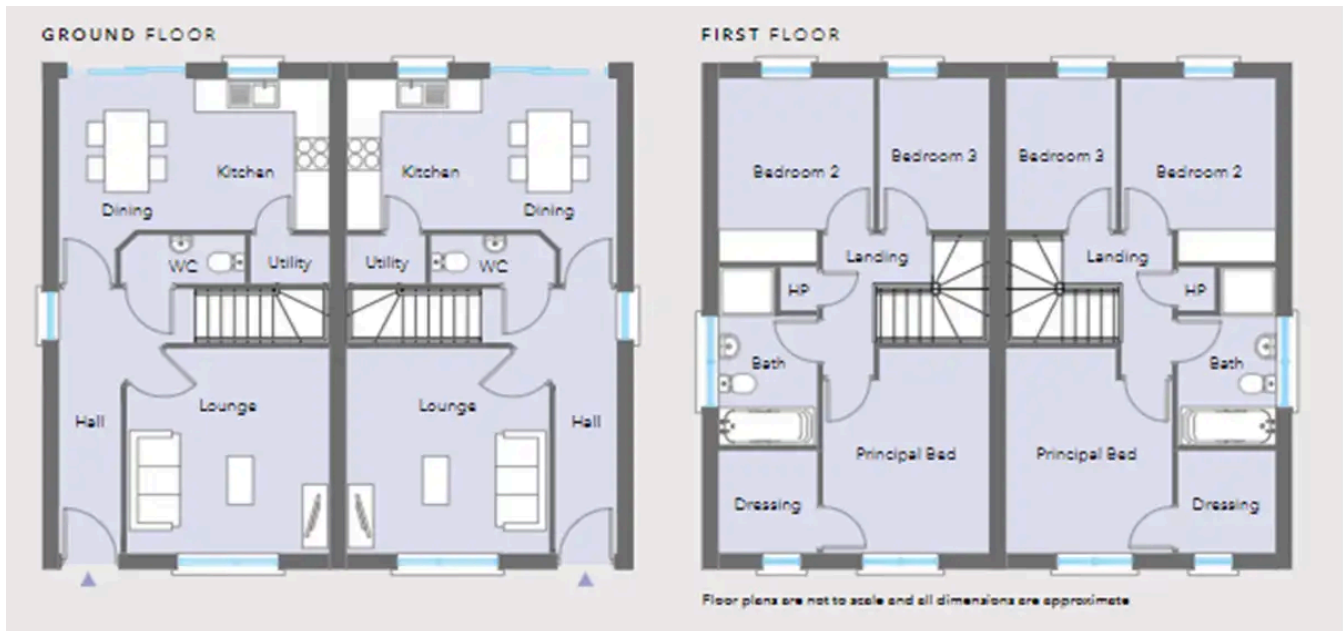
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YES



YES



GROUND FLOOR

Entrance Hall with separate WC
 Lounge 12'5 x 11'9
 Kitchen / Dining 15'9 x 9'4
 Utility 4'9 x 2'10

FIRST FLOOR

Principal Bedroom 12'5 x 9'10
 Dressing 5'9 x 5'6
 Bedroom 2 11'3 x 9'1
 Bedroom 3 9'4 x 6'5
 Bathroom 11'2 x 5'6



BOOKING PROCEDURE

A Booking Deposit of £1,000 (£500 NON-REFUNDABLE) made payable to Pinpoint Property acting as stakeholder in this regard together with a completed reservation agreement, photographic identification and proof of address, confirmation of financial arrangements and your solicitor details are required to reserve a site. Upon receipt of this information Pinpoint Property will instruct the Vendor's Solicitor to forward Contract, Title and Building Agreement to the Purchaser's Solicitor. Signed Contracts must be returned to the Vendor's Solicitor within 8 weeks of booking together with a deposit of 10% of the purchase price.

BOOKING CRITERIA

Prior to accepting a booking deposit Blue Horizon have instructed Pinpoint Property to receive confirmation of your proposed financial arrangements to purchase your property. For cash buyers this will be in the form of bank statements confirming unencumbered funds. For those subject to mortgage this will be in the form of copies of bank statements confirming deposit monies and mortgage agreement in principle. Preference will be given to parties who are in a position to sign a contract within 8 weeks and are not conditional upon the sale of another property. Bookings will be secured to parties who meet the above criteria. The Developer reserves the right to determine the suitability of an interested party's financial position to purchase. Should you have any queries in respect of the booking procedure please contact Pinpoint Property at your earliest opportunity.

DISCLAIMER

Please note the design, floor plans, dimensions and specification of these homes may be subject to change.



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