

QUINN

Estate Agents

SHORTLISTING IN PROGRESS



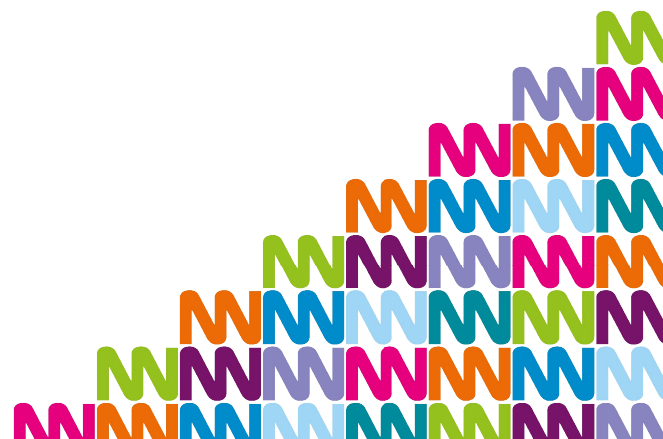
1A Lancastrian Court

Banbridge
BT32 4QL

£725 PCM

- Three Bedroom
- End Terrace
- Large Enclosed Garden
- Driveway
- Gas Fired Central Heating
- Downstairs WC
- EPC C70
- River Views
- EMAIL RENTALS@QUINNESTATEAGENTS.COM FOR APPLICATION FORM.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





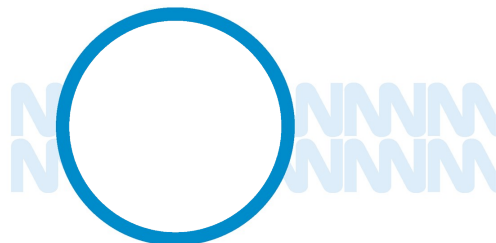
Situated in the private development off the Lurgan Road, 1a Lancastrian Court provides exceptional family living whilst remaining within walking distance of schools, shops, public transport and Banbridge Town Centre.

The commanding views of the River Bann as it meanders to the rear of the property provides the idyllic backdrop for entertaining in the large private garden to the rear of the property.

Internally the property has been refurbished in recent years to a high specification throughout, complete with three sizeable bedrooms, two bathrooms, a large lounge and a modern kitchen; this property offers it all.

The property benefits from Gas Fired Central Heating and a large enclosed driveway to the property with accommodation for several cars.

Please email rentals@quinnestateagents.com for an application form.



For any enquiry relating to this property, please contact

Philip White

philip@quinnestateagents.com

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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