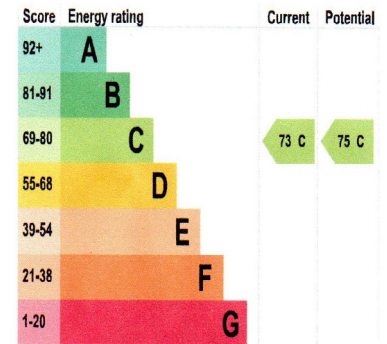


**48 SUNNYLANDS GROVE**  
**CARRICKFERGUS, BT38 8NR**



**Fergus Properties wish to offer to the open market number 48 Sunnylands Grove, Carrickfergus.**

**This Second Floor flat in a block of 6 has an Open Plan Lounge with feature fireplace and Gas Fire and kitchen with ample worktops and integrated Fridge and Freezer, gas hob and electric oven.**

**The property has two bedrooms and a white bathroom suite including a corner shower cubicle with gas shower.**

**The property has Double Glazed Windows and a Fire safe Door. The property also boasts from Gas Central Heating.**

**This is an ideal first time buyer property or an investment property with a sitting tenant available.**

**PRICE: OFFERS AROUND £84,950**

**NOTE:- These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.**

**Fergus Properties is the  
longest Established  
Independent Estate  
Agents in Carrickfergus,  
established 1976.**

We pride ourselves on the exceptional level of customer service we provide to our Buyers, Sellers, Landlords and Tenants.

**028 93 362346**

www.carrickfergusproperties.co.uk  
email: office@fergus-properties.co.uk



- Second Floor Flat in a block of 6
- Open plan lounge and kitchen with integrated fridge and freezer, as hob and electric oven.
- Two Bedrooms
- White bathroom suite with a corner shower cubicle
- Double Glazed windows
- Gas Heating
- Parking spaces to the rear

ACCOMMODATION

FURTHER DETAILS TO FOLLOW

Communal Hallway leading to the second floor.

A Fire Proof door leading to

HALLWAY

With radiator, access to roofspace and also heating thermostat.

OPEN PLAN LOUNGE / KITCHEN

Lounge with Feature fireplace and Gas fire inset.

Kitchen – With an ample range of high and low level units to include an integrated fridge and freezer, gas hob and electric oven. Space for washing machine.

BEDROOM ONE

The larger room includes built in storage cupboard which houses the gas boiler. Raditor.

BEDROOM TWO

Radiator.

OUTSIDE

At the front door you have a large storage cupboard just outside the flat.

A further storage cupboard is located outside near the communal area.

Parking area to the rear.

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[WWW.Carrickfergusproperties.co.uk](http://WWW.Carrickfergusproperties.co.uk)  
email – [Office@Fergus-properties.co.uk](mailto:Office@Fergus-properties.co.uk)  
or  
[Ferguspropertiescarrickfergus@gmail.com](mailto:Ferguspropertiescarrickfergus@gmail.com)

A major exterior renovation scheme has just been completed as part of the Housing Executives scheme on all blocks.

The property is currently let and can be sold either with vacant possession or with a sitting tenant – present rent £6,000 per annum

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**ico.**  
Information Commissioner's Office



**PROPERTY RATES**  
**(approx.) -**

**£516.84 per annum**

**£43.07 per month**

**Service Charges (including insurance) (approx.) -**

**£384 per annum**

**£32 per month**

**Tenure - Leasehold**

**PROPERTIES**  
**fergus**

*Established*

*1976*

**FREE VALUATIONS**

**with no upfront fees.**

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