

**Tim Martin**  
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Apartment 6  
16a Killinchy Street  
Comber  
BT23 5AP

Offers Around  
£159,950

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

A beautifully presented second floor apartment, situated within this modern development just off Killinchy Street and within walking distance of Comber's bustling town square and public transport.

The property is fitted with gas fired central heating, uPVC double glazing, an excellent energy efficient rating of B84 to help lower running costs and enjoys the benefit of a lift, making the property easily accessible and ideal for the first time buyer, young couple or those wishing to downsize with easy maintenance and convenience in mind.

The accommodation comprises of an open plan kitchen, living and dining area with a contemporary fitted kitchen with integrated appliances, two excellent sized bedrooms and shower room, fitted with a modern white suite.

Outside, the development is approached by electric gates and private driveway leading to designated parking.

Comber is thriving with many local boutiques, coffee shops, restaurants, butchers, doctors' surgery, and the local farmers market which takes place on the first Thursday of every month. Ease of access to the Comber by-pass allows for a convenient commute to Newtownards, Dundonald, Ulster Hospital and Belfast city centre, making this the ideal location!

## FEATURES

- Beautifully Presented Second Floor Apartment With Lift Access
- Open Plan Kitchen, Living And Dining Area
- Contemporary Fitted Kitchen With Integrated Appliances
- Two Excellent Sized Bedrooms
- Shower Room Fitted With A Modern White Suite
- Gas Fired Central Heating, uPVC Double Glazing And B84 Energy Rating
- Electric Gates With Private Driveway Leading To Designated Parking
- Within Walking Distance To Comber Village, Local Amenities And Public Transport
- Convenient Commute To Newtownards, Dundonald And Belfast
- Ideal For The First Time Buyer, Young Couple Or Those Wishing To Downsize

## **Communal Entrance Hall With Stairs And Lift Access**

### **Entrance Porch**

Wood laminate floor; built in storage cupboard; glazed door through to:-

### **Entrance Hall**

Wood laminate floor; access to roof space (via slingsby type ladder)

### **Open Plan Kitchen / Living / Dining Area**

**25'5 x 12'0 (7.75m x 3.66m )**

Extensive range of contemporary fitted high and low level cupboards and drawers with matching island unit incorporating single drainer stainless steel sink unit with swan neck mixer tap; integrated Indesit electric under oven with Indesit 4 ring ceramic hob; stainless steel splashback; extractor hood over; Indesit fridge / freezer and washing machine; formica worktop with matching upstands and breakfast bar; part tiled floor; part wood strip floor; recessed spotlights; glazed uPVC double doors to Juliet balcony; TV and telephone connection point.

### **Shower Room**

**7'9 x 5'7 (2.36m x 1.70m )**

Modern white suite comprising walk in shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; semi-pedestal wash hand basin; close coupled WC; tiled floor; recessed spotlights; towel radiator; Velux window; extractor fan.

### **Bedroom 1**

**11'1 x 10'4 (3.38m x 3.15m )**

Built in wardrobes with mirrored sliding doors; TV aerial connection point.

### **Bedroom 2**

**11'1 x 8'7 (3.38m x 2.62m )**

Wood laminate floor; built in wardrobes; recessed spotlights.

### **Outside**

Electric gates and private driveway leading to designated parking (1 space)

### **Tenure**

Freehold

### **Capital / Rateable Value**

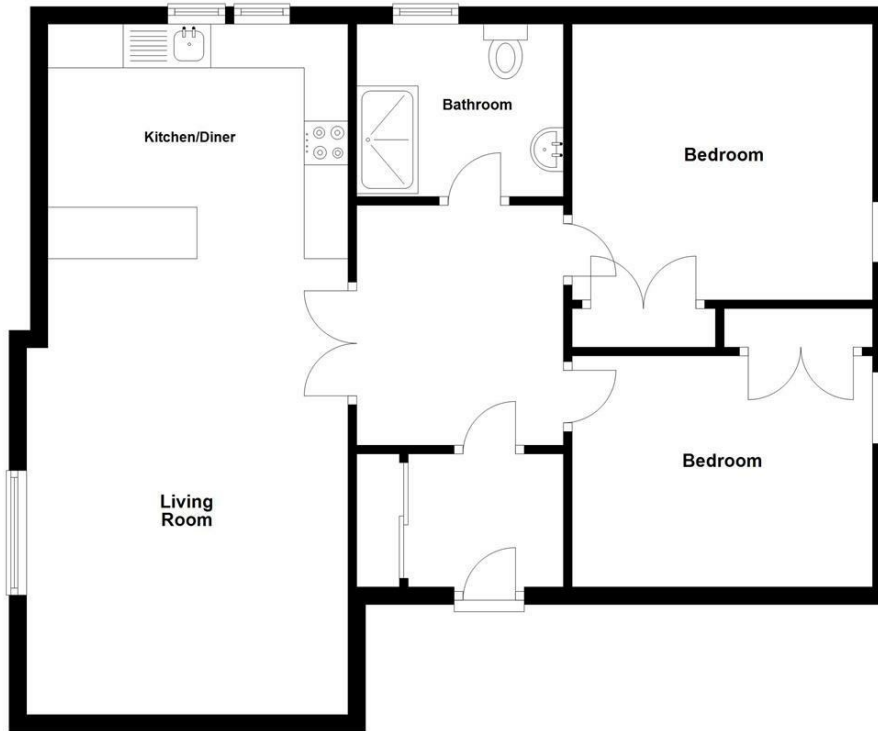
£90,000. Rates Payable = £822.33 per annum (approx)

### **Management Company**

£110.00 per calendar month to include buildings insurance, maintenance of electric gates, common areas etc.

## Second Floor

Approx. 66.7 sq. metres (718.5 sq. feet)



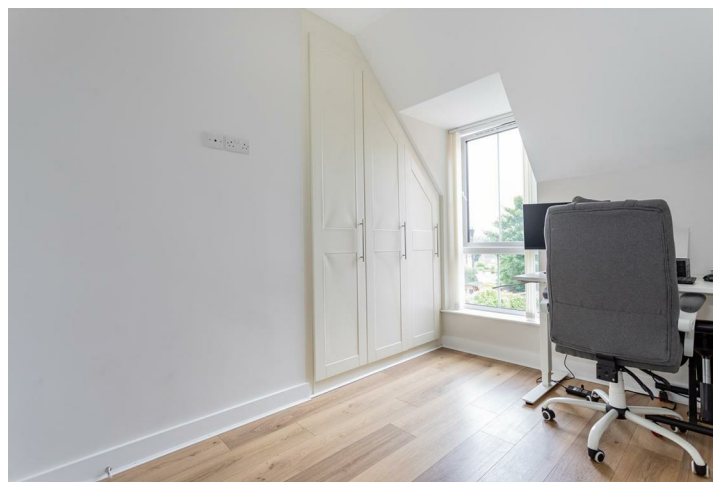
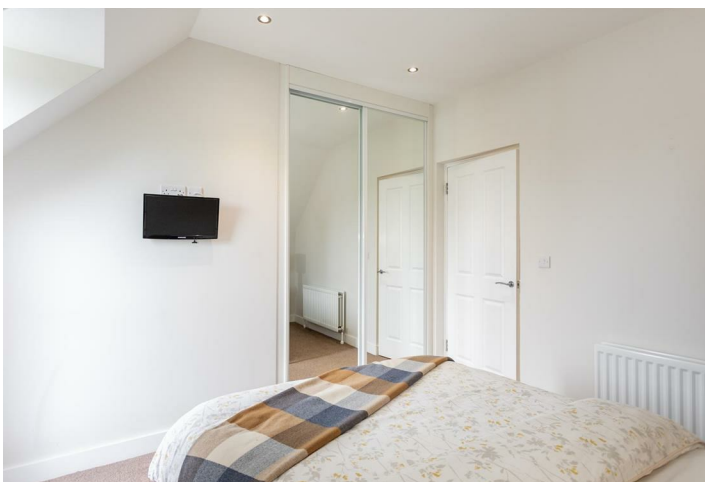
Total area: approx. 66.7 sq. metres (718.5 sq. feet)

Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp.

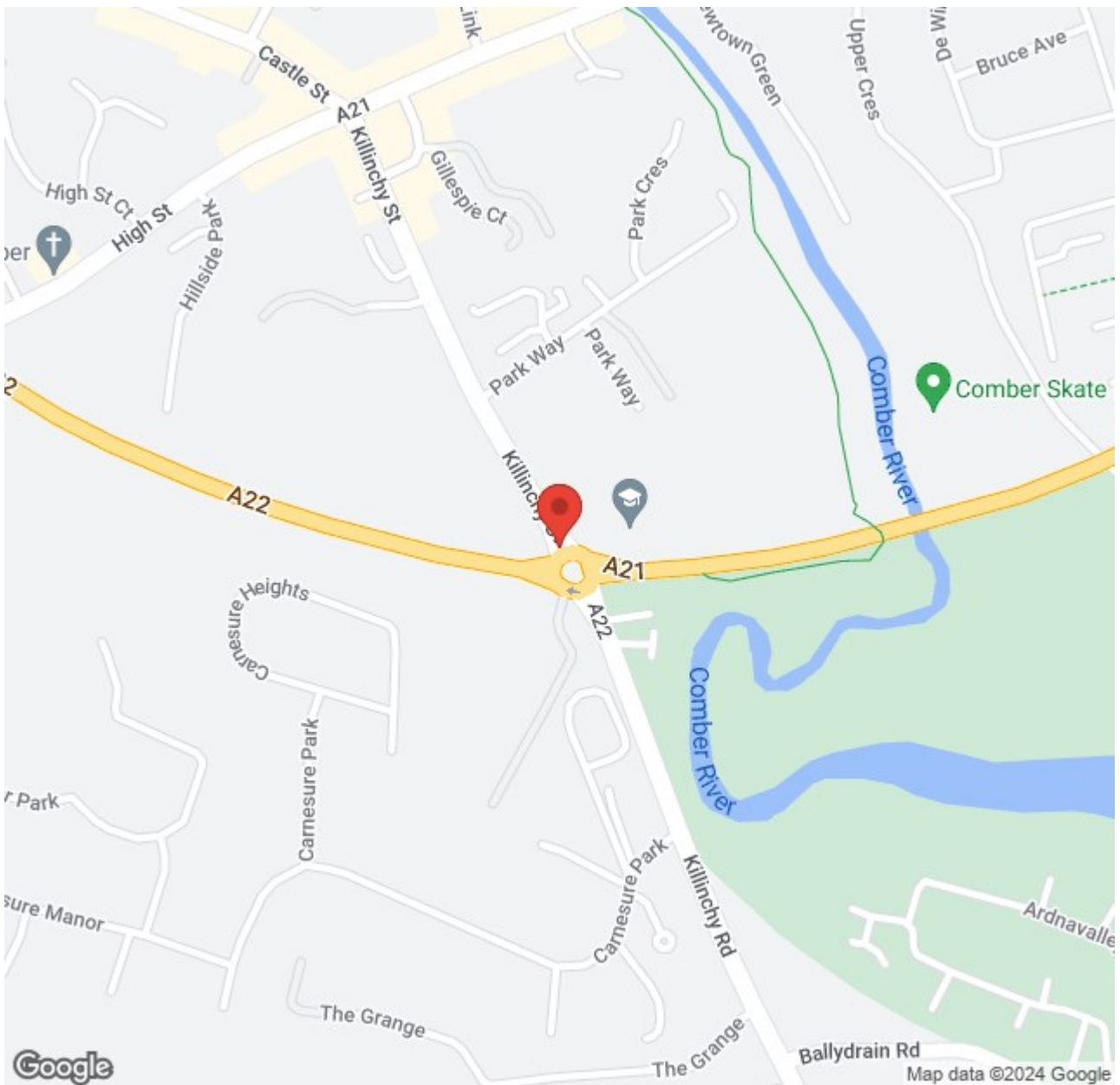
**Apt 6, 16 killinchy Street, Comber**











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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