



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
92-100	A		82-100
81-91	B		61-91
69-80	C	79	69-80
55-68	D		55-68
39-54	E		39-54
21-38	F		21-38
1-20	G		1-20
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Wales & N.Ireland		England, Wales & N.Ireland	
Directive 2002/91/EC		Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



Harryville Court, Lisburn, County Antrim, BT27

Asking Price: £149,950
Leasehold

Reeds Rains

reedsrains.co.uk

Harryville Court, Lisburn, County Antrim, BT27

Asking Price: £149,950 Leasehold

Council Tax Band:

EPC Rating: C

Superb ground floor apartment finished to an excellent standard throughout and will appeal to both downsizers and young professionals alike. The property is conveniently located off the Hillsborough Old Road, within close proximity to the town centre and arterial routes to Belfast, Dublin and beyond.

The apartment features two generous bedrooms (master with en-suite shower room), modern bathroom and a large living room open plan to luxury fitted kitchen with built in appliances. The...

Hardwood Front Door

Entrance Hall

Cornice work. Cloaks cupboard. Feature tiled flooring.

Living Room Open Plan To Luxury Fitted Kitchen

8.31 x 4.17

Bay window. Excellent range of high and low level units. Built in stainless steel oven and four ring gas hob. Stainless steel chimney extractor fan. Integrated fridge and freezer. Single drainer 1.5 stainless steel sink unit with swan neck mixer taps. Breakfast bar. Integrated washing machine and tumble dryer. Integrated dishwasher. Concealed gas boiler. Cornice work. Feature tiled floor to kitchen.

Bedroom 1

3.1 x 3.07

Laminate wooden floor.

En-Suite Shower Room

1.73 x 2.18

Luxury white suite. Built in tiled shower cubicle. Pedestal wash hand basin with mono tap. Dual flush WC. Part tiled walls. Spotlights. Extractor fan.

Bedroom 2

4.06 x 3.15

Laminate wooden floor. Range of built in

storage.

Shower Room With Modern Suite

Panel bath with mixer taps and telephone hand shower. Pedestal wash hand basin with mono tap. Dual flush WC. Built in tiled shower cubicle with shower unit. Heated towel rail. Spotlights. Part tiled walls. Ceramic tiled floor. Extractor fan.

Allocated Parking

Management Charge

£800 PER ANNUM. This covers buildings insurance, upkeep of communal areas, gardens and window cleaning.

Directions

Off the Hillsborough Old Road, Lisburn.

EPC

C79

Rates

1016 per annum.

Floor Plan

Communal Entrance

Ground Floor

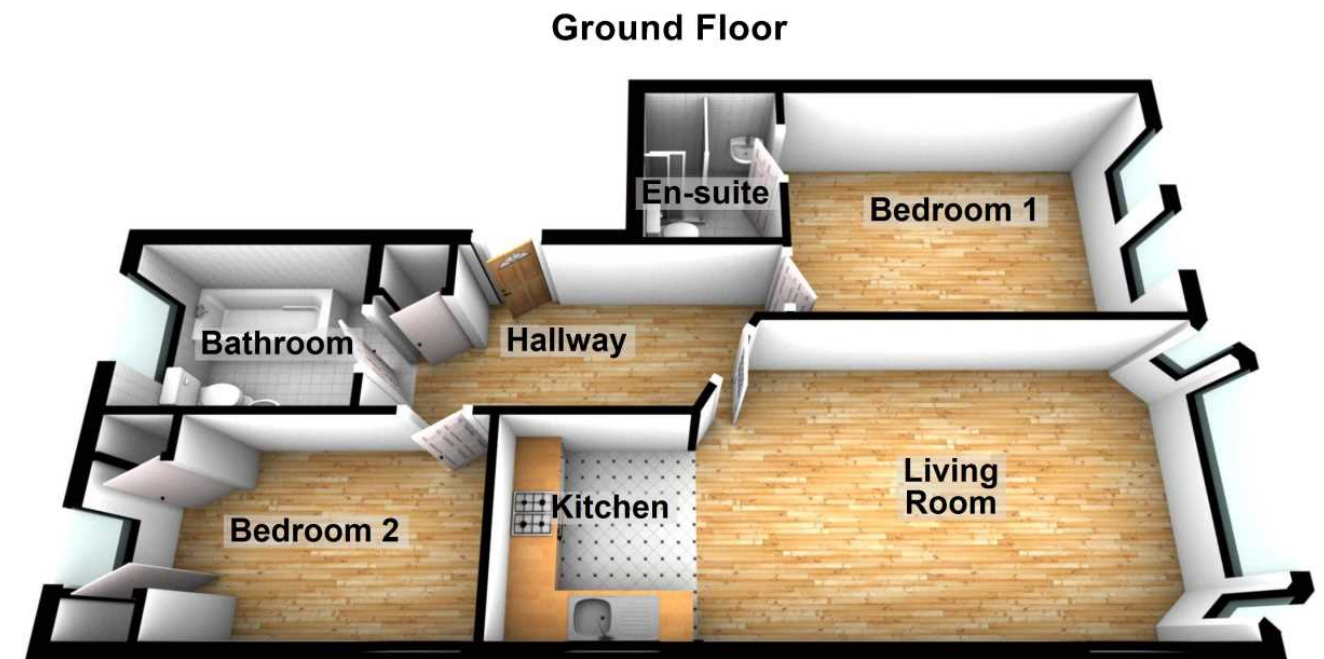
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk