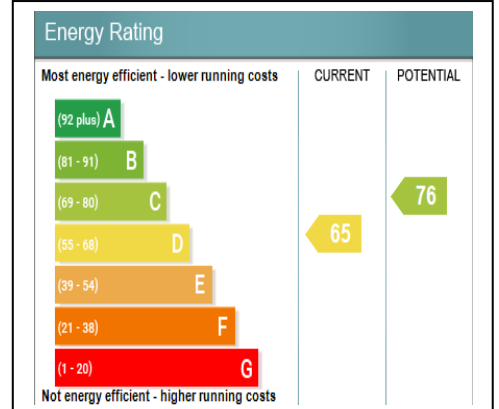


## **3 QUAY COURT**

***Scotch Quarter, Carrickfergus, BT38 7UP***



**Fergus Properties is delighted to present Number 3 Quay Court, Carrickfergus to the open market.**

**Quay Court is a managed development of 16 Apartments in total.**

**Number 3 is a Ground Floor apartment containing Lounge with views over Belfast Lough, Kitchen, Bathroom and One Bedroom.**

**The property has UPVC Double Glazed windows and Economy 7 Heating.**

**A private courtyard car park to the rear of the property is secured at night.**

**THIS PROPERTY IS FREEHOLD**

**AND REQUIRES CASH BUYERS ONLY.**

**PRICE: OFFERS AROUND £114,950**

**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.**



## ACCOMMODATION

- Ground Floor Apartment
- Lounge – with views over Belfast Lough
- Fitted Kitchen
- Bathroom
- One Bedroom
- UPVC Double Glazed Windows
- Economy 7 Heating
- Secure Courtyard Private Parking to the rear
- FREEHOLD
- CASH BUYERS ONLY



## ACCOMMODATION

Wood Front door leading to



## HALLWAY

With Hotpress cupboard housing the Copper cylinder with immersion heater and water tank above. Storage cupboard. Intercom telephone. Tiled floor.



LOUNGE 15'11" x 14'06" (at widest)

A large lounge space with two storage heaters. Large window to the front with views over Belfast Lough. Laminate wood flooring.



BATHROOM 8'08" 6'05"

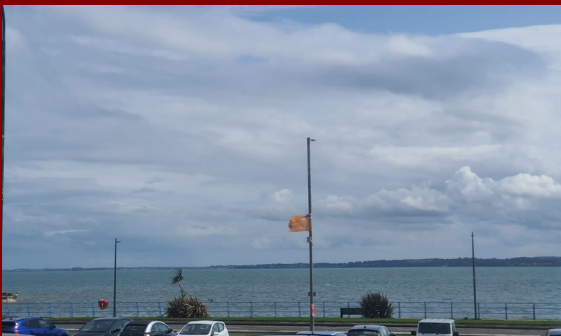
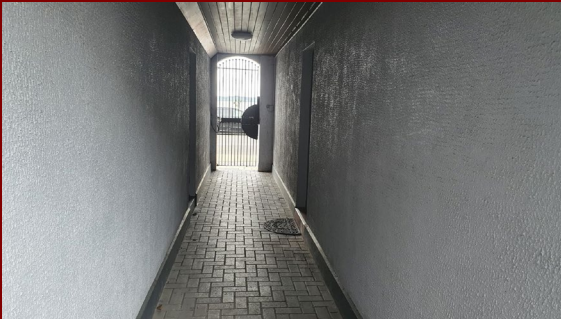
With a coloured bathroom suite to include bathtub with an Electric shower fitted over, pedestal wash hand basin and low flush W.C. Part tiled walls.

BEDROOM 15'07" x 8'08"

With mirrored sliderobes. Convector heater . Laminate wood flooring. Looking out onto car park.

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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)



KITCHEN 9'02" x 5'02"

With a range of High and Low level white units and ample worktops. Stainless steel sink unit with mixer tap. Built in Electric hob with extractor fitted over and electric oven. Space for washing machine and under counter fridge.

OUTSIDE

To the rear of the property is a secure Courtyard Car park with private parking for residents only.

To the front, a securely locked gate with access to Scotch Quarter.

## **PROPERTY RATES**

**£790.78 per annum**

## **Service Charge**

**£622.16 per annum**

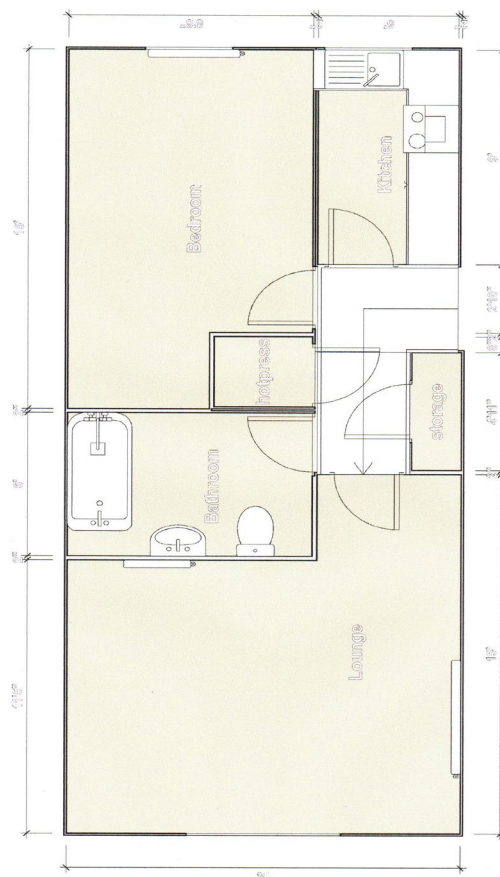
**Tenure -FREEHOLD**

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Information Commissioner's Office



# PROPERTIES fergus

*Established*

*1976*

## FREE VALUATIONS

with no upfront fees.

# 028 93 362346

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

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