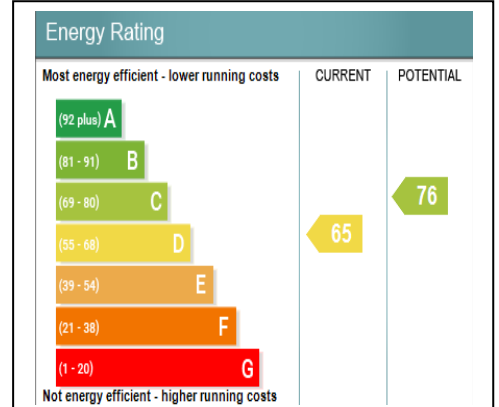


## **3 QUAY COURT**

***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 spectacular sea 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 we have been advised that HSBC, NATIONWIDE, NATWEST & AIB offer mortgages for freehold properties.**

**PRICE: OFFERS AROUND £109,950**

**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 spectacular sea views over Belfast Lough
- Fitted Kitchen
- Bathroom
- One Bedroom
- UPVC Double Glazed Windows
- Economy 7 Heating
- Secure Courtyard Private Parking to the rear
- FREEHOLD
- **we have been advised that HSBC, NATIONWIDE, NATWEST & AIB offer mortgages for freehold properties.**

## 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 spectacular sea views over Belfast Lough. Laminate wood flooring.

BATHROOM 8'08" x 6'05"

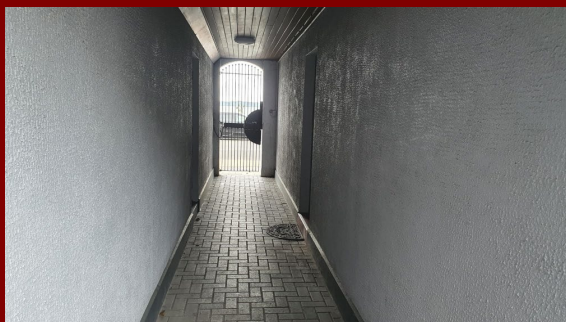
With a coloured bathroom suite to include bathtub with an Electric shower fitted over, pedestal wash hand basin and low flush W.C. Part tiled walls.

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"

Recently upgraded with a range of High and Low level white units and ample worktops. Stainless steel sink unit with mixer tap. Built in new Electric hob with extractor fitted over and new 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**

**This is an advantage as you have no Leasehold charges or having to negotiate a new lease.**

NATWEST - Freehold Flats/Flying Freehold Properties Acceptable but only where it is possible to enforce positive covenants against other occupants of the building i.e. a written agreement is in place to ensure maintenance, repair and insurance of the building and common parts are shared equitably amongst all residents.

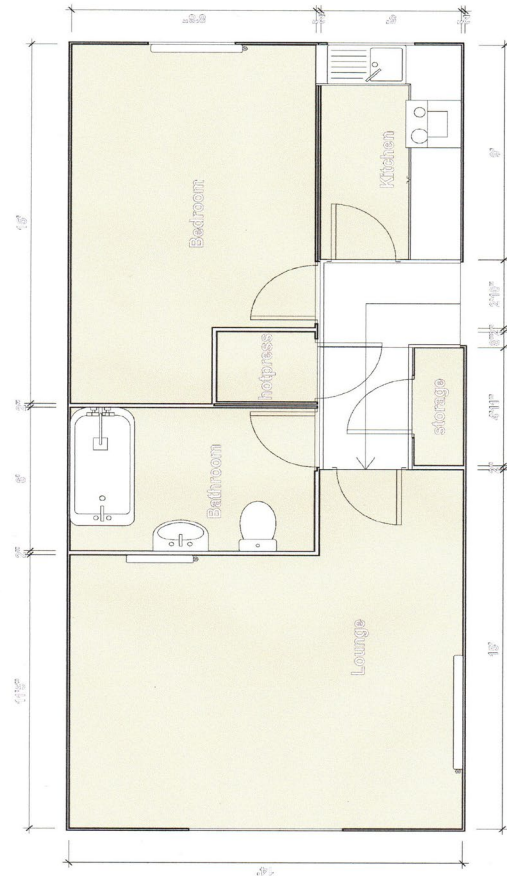
Maximum Loan to Value is restricted to 90% (75% for Buy to Lets)

For this type of property a standard valuation will be instructed

On a remortgage our free legal products may not be suitable for this type of property and where our appointed solicitors are able to act, additional costs could arise due to the extra work required. NatWest provides cashback option on our remortgage products to assist where customers wish or are required to use their own solicitors. All remortgages with this property type will continue to benefit from. Note Free Valuation.

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**ico.**  
Information Commissioner's Office



# PROPERTIES fergus

*Established*

*1976*

**FREE VALUATIONS**

with no upfront fees.

**028 93 362346**

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email: [office@fergus-properties.co.uk](mailto:office@fergus-properties.co.uk)

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