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APEX
PROPERTY AGENCY

FOR SALE
7 BRAE MEWS
WARINGSTOWN
BT66 7TS



Two bedroom ground floor apartment
OFFERS AROUND £114,950
Viewing strictly by appointment only

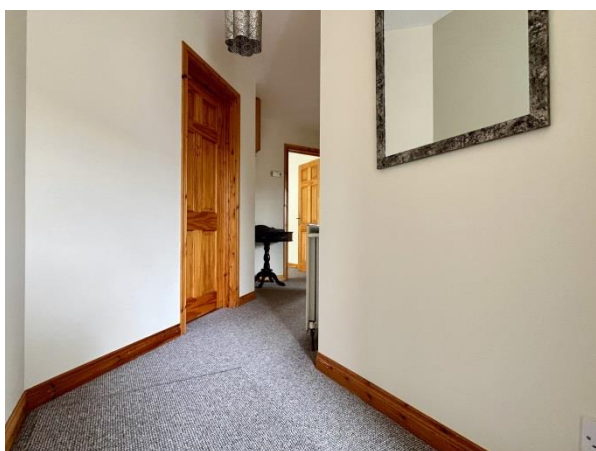


Apartment 7, Brae Mews is a beautiful two bedroom ground floor apartment situated off Brae Manor, Waringstown. This superb spacious ground floor apartment enjoys an excellent position within the quiet and secure location of Brae Mews development, situated close to schools, shops, all amenities and within walking distance to Waringstown village. This fantastic property offers bright and spacious accommodation comprising open plan living/kitchen with cooker, washing machine, undercounter fridge and freezer, two well proportioned bedrooms, one with sliding glazed patio door leading to outdoor patio area and four piece bathroom. This stunning property benefits from communal grounds and parking area. This superb apartment will appeal to a wide range of viewers, including those looking to live on one level or who are looking to downsize and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

ACCOMMODATION

HALLWAY:

Glazed entrance door leading to hallway, double panel radiator and carpet flooring.



KITCHEN:

10' 7" x 7' 8" (3.23m x 2.34m)

A good range of high and low cupboards and drawers, 1.5 stainless steel sink bowl and drainer, cooker with stainless steel extractor fan above, undercounter fridge and freezer and washing machine. Part tiled walls, vertical blinds and vinyl flooring. Open plan through to living room.



LOUNGE:

14' 2" x 9' 8" (4.32m x 2.95m)

Front aspect living room, two double panel radiators, vertical blinds and carpet flooring. Open plan through to kitchen.





BEDROOM (1):

15' 7" x 8' 7" (4.75m x 2.62m)

Rear aspect double bedroom, double panel radiator, vertical blinds and carpet flooring. Glazed sliding door to rear.



BEDROOM (2):

12' 4" x 8' 7" (3.76m x 2.62m) (at furthest points)

Side aspect double bedroom, double panel radiator, vertical blinds and carpet flooring.



BATHROOM:

9' 0" x 7' 9" (2.74m x 2.36m) (at furthest points)

Four piece white suite comprising panelled corner bath, corner shower cubicle with mains shower fitment and glazed swivel door, pedestal wash hand basin and wc. Part tiled walls, ceramic tile flooring, double panel radiator and roller blind.





OUTSIDE:

Patio area to side of property that can be accessed from bedroom one. Communal gardens and communal parking to front of property. CCTV cameras. Arch leading through to front of Brae Mews development.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9419-3005-0248-7400-6260

SPECIAL FEATURES:

- Spacious two bedroom ground floor apartment approx. 667 sq. ft.
- Situated in Brae Mews development, off Brae Manor, Waringstown
- Within walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Open plan living room/kitchen
- Bedroom with glazed sliding door to patio area
- Four piece bathroom suite
- New carpet flooring throughout
- Gas heating
- Communal parking and garden area
- CCTV throughout the development
- Tenure: Freehold
- Service fee: £133 per quarter
- Rates: £859.27 per year
- EPC - D

We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.
