



45 Station Park, Crossgar, BT30 9FB

£650 Per month

Simple Abode are delighted to welcome to the rental market this modern two bedroom flat within close proximity to the various amenities of Crossgar. Comprising open plan living/kitchen, two double bedrooms and bathroom with bath and walk-in shower.

There is parking available to the front and rear of the property as well as lift access. Benefits from gas central heating and double glazed windows throughout.

PLEASE NOTE THAT THE LANDLORD WILL NOT BE ACCEPTING PETS

45 Station Park, Crossgar, BT30 9FB

£650 Per month



- Two Bedrooms
- Parking
- Great Condition
- Lift Access
- Gas Heating
- Close To Local Amenities

Living/Kitchen

Range of high/low units. Laminate flooring. Double glazed windows.

Master Bedroom

Laminate flooring. Double glazed windows.

Bedroom Two


Laminate flooring. Double glazed windows.


Bathroom

Low flush WC. Pedestal wash basin. Bath. Walk in shower. Tiled flooring and part tiled walls.



Tel: 02844898048

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
Northern Ireland		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		
Northern Ireland		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Kilmore Road, Crossgar, Down, BT30 9HJ
 T: 02844898048 | E: info@simpleabode.co.uk
 www.simpleabode.co.uk