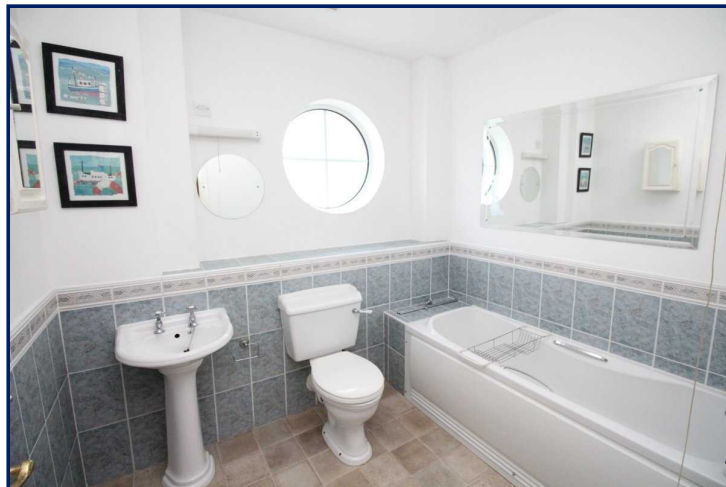




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



31 Maritime Drive, Carrickfergus,
BT38 8GQ

Offers in the region of:
£149,950

 **Reeds Rains**

reedsrains.co.uk

31 Maritime Drive, Carrickfergus

Description

A most attractive first floor apartment with views towards Carrickfergus marina. A prime location with a host of amenities just a short stroll away the internal accommodation offers spacious lounge/dining area with patio doors to balcony with views, fitted kitchen, two bedrooms - master bedroom with en-suite and a white bathroom suite. The apartment benefits from a gas fired central heating system and double glazed windows. This location is extremely desirable and sought after, an early viewing appointment is strongly advisable.

Entrance Hall

Ceramic tiled floor. Stairs to first floor.

Lounge/Dining Area

22'8" x 18'1" (6.9m x 5.5m)

Sliding patio door to balcony with views overlooking Carrickfergus Marina. Wood strip flooring.

Kitchen

14' x 6'3" (4.27m x 1.9m)

Range of high and low level units with formica work surfaces. Single drainer stainless steel sink unit with mixer tap. Built in hob and oven. Integrated fridge freezer. Part tiled walls.

Inner Hall

Two storage cupboards. Access to roofspace storage.

Master Bedroom

14'3" x 10'8" (4.34m x 3.25m)

Laminate wood flooring. Double built in robe.

En-Suite Shower Room

White suite comprising fully tiled shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Part tiled walls. Extractor fan.

Bedroom 2

10'4" x 10' (3.15m x 3.05m)

Built in double robe.

Bathroom

White suite comprising panelled bath with telephone hand shower, pedestal wash hand basin and low flush wc. Part tiled walls. Extractor fan.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

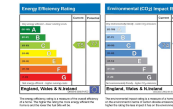
All Measurements are Approximate.

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.