



28 Elmwood Cottages Ballyclare Road, Newtownabbey, BT36 5WQ

Asking Price £90,000

PUBLIC NOTICE

28 Elmwood Cottages, Newtownabbey BT36 5WQ

We are acting in the sale of the above property and have received an offer of £105,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 78

We are delighted to offer for sale this attractive first floor apartment which is located in a popular development just off the Ballyclare Road and will ideally suit the young buyer seeking their first home or investor.

Inside the accommodation comprises; entrance hall with wood laminate flooring, open plan living / kitchen / dining with built in oven & hob, space for appliances and PVC double glazed doors opening to a Juliet style balcony.

There are also two bedrooms, master ensuite suite and a separate bathroom area (no suite)

Other benefits include PVC double glazing and gas heating.

Outside there is communal parking at rear.

Early viewing recommended !!

Lease details

The lease is for a term of 10,000 years from 30 March 2006 at a yearly ground rent of £150. There are 9,982 years left to run on the lease.

28 Elmwood Cottages

Ballyclare Road, Newtownabbey, BT36 5WQ



- First Floor Apartment
- Fitted Kitchen
- Gas Heating
- 2 Beds Master Ensuite
- Space For Bathroom
- Communal Parking
- Open Plan Living
- PVC Double Glazing

ACCOMMODATION COMPRISES

FIRST FLOOR

ENTRANCE HALL

Wood laminate flooring, radiator, two storage cupboards

LOUNGE / KITCHEN / DINER

18'2" x 14'10" at widest (5.54m" x 4.52m" at widest)
Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in stainless steel oven, stainless steel gas hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, two radiators, pvc double glazed

double doors opening to a Juliet style balcony.

BEDROOM 1

14'10" x 11'1" at widest (4.52m" x 3.38m" at widest)
Wood laminate flooring, radiator

ENSUITE

Chrome corner shower cubicle, thermostatic shower, semi pedestal wash hand basin, low flush wc, tiled floor, chrome heated towel radiator

BEDROOM 2

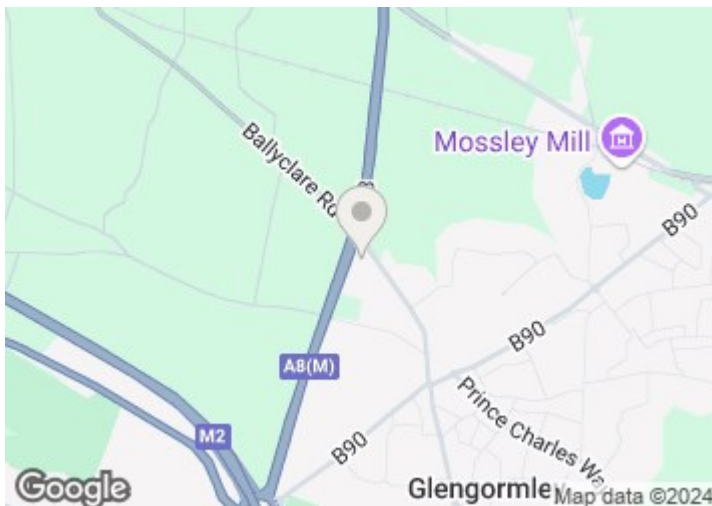
10'4" x 8'1" (3.15m" x 2.46m')
Wood laminate flooring, radiator

BATHROOM

No suite, wood laminate flooring, radiator

LEASE DETAILS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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