



## **For Sale** First Floor Apartment

1st Floor, 237 Merville Garden Village,  
Newtownabbey, BT37 9TY

■ ■ ■ ■ ■ ■ ■ ■ ■ ■  
**FRAZER  
KIDD**

# For Sale First Floor Apartment

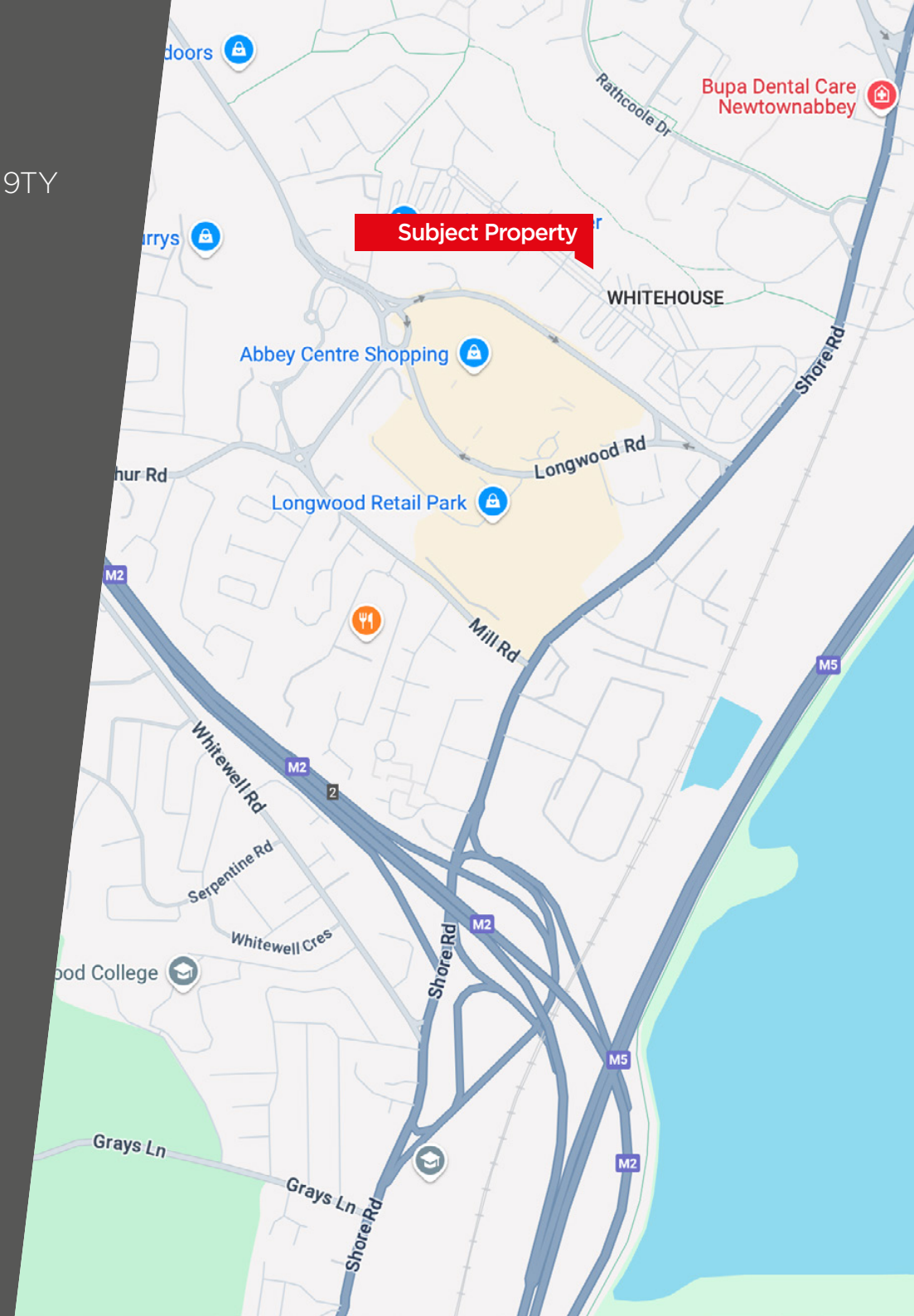
1st Floor, 237 Merville Garden Village, Newtownabbey, BT37 9TY

## Summary

- Well-presented 1st floor 2-bedroom apartment located within Merville Garden Village, Newtownabbey.
- Awarded 'Best Kept Large Housing Area' in 2022 by the Northern Ireland Amenity Council (NIAC).
- Located within close proximity to excellent schools, shops, and public transport links.
- Ideally suited for a first-time buyer or investor.

## Location

The subject property is located within a cul de sac in a popular residential area just off the Shore Road, Whiteabbey. The property is located within walking distance from a parade of retail units in Merville Garden Village and is right next to Abbey Centre Shopping, including tenants such as Primark, Greggs, Clarks, Argos & McDonald's.



# For Sale First Floor Apartment

1st Floor, 237 Merville Garden Village, Newtownabbey, BT37 9TY

## Description

This first floor apartment comprises 2 bedrooms with built in storage, a lounge with a feature fireplace and carpeted flooring, a kitchen with a range of high and low-level units, newly fitted bathroom, uPVC frames and oil-fired central heating.

The apartment benefits from its own front door access and communal outside space with paving, hedges, and an outside storage shed and boiler house.

## Accommodation

We calculate the approximate net internal areas to be as follows:

Description	Sq. M	Sq. Ft
Reception Room	15.27	164
Master Bedroom	13.12	141
Bedroom 2	8.24	89
Bathroom	4.21	45
Kitchen	6.22	67
Utility Room	2	22
Storage Cupboard	1.2	13
<b>Total Approximate Net Internal Area:</b>	<b>50.26</b>	<b>541</b>



# For Sale First Floor Apartment

1st Floor, 237 Merville Garden Village, Newtownabbey, BT37 9TY

## Price

Inviting offers in the region of £104,950.

## Rates

Approximate Rates Payable - 2024/2025  
£616.68 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Title

Assumed long leasehold/freehold.

## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

**Molly Willis**  
07534 181029  
mwillis@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

## EPC

