


The Bridges, Newtownabbey,
County Antrim, BT37

Asking Price: £115,000

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £115,000 To be advised

Council Tax Band:

EPC Rating: TBC

Well Presented Ground Floor Apartment
Ideal For First Time Buyers Or Investors

Description

This is an excellent ground floor apartment situated in a popular location close to the Doagh Road and many local amenities. The property offers good sized accommodation comprising entrance hall, spacious lounge open plan to fitted kitchen, modern white and two bedrooms. Externally, the property has communal gardens and parking area. The property also benefits from having gas heating and PVC double glazing. Viewing recommended.

Communal Hallway

Intercomm entrance system. Tiled communal hallway.

Entrance Hall

Lounge open to;

15' x 8'2" (4.57m x 2.5m)

Bright and spacious lounge open plan to Kitchen area:

Fitted Kitchen

Full modern range of high and low level units, matching work tops, single drainer stainless steel unit, built-in under oven, 4 ring hob unit, extractor fan, washing machine and fridge/freezer included. Enclosed gas boiler.

Bedroom One

13'1" x 9'9" (4m x 2.97m)

Bedroom Two

10'3" x 9'9" (3.12m x 2.97m)

Bathroom

Modern white suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level w.c., separate shower cubicle with controlled shower unit, part tiled walls,

extractor fan.

Externally

Communal Gardens

Surrounding communal gardens throughout the development.

Communal Parking

Ample car parking with communal spaces to the front for the owner and friends and family.

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c/ontents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
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.

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For full EPC please contact the branch.