

**RODGERS
&
BROWNE**

36 Loughshore Manor, Shore road
Whiteabbey, Newtownabbey, BT37 9FD

offers over £195,000



The Agent's Perspective...

"A Fabulous penthouse apartment with an exclusive development on the edge of both Whiteabbey and Jordanstown Villages.

With an impressive bright living room which benefits from having a vaulted ceiling incorporating a glazed wall with sliding doors accessing a private balcony this apartment will certainly stand out from the rest.

Its proximity not only to main arterial routes linking Belfast City Centre and further but its accessibility to the renowned Abbey Centre shopping complex is second to none and only 5 minutes away.

For those wishing to move to the area or indeed those wishing to downsize and remain in the area No 36 would be an ideal choice."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Balcony

The facts you need to know...

Stunning penthouse apartment within an exclusive scheme on the edge of Jordanstown and Whiteabbey

Impressive living room opening to Kitchen with vaulted ceiling and glazed wall

Direct access to a large private balcony with views towards Hazelbank Park

Luxury Kitchen with integrated appliances

Two double bedrooms, main with ensuite shower room

Main bathroom

Roof space storage

Gas central heating

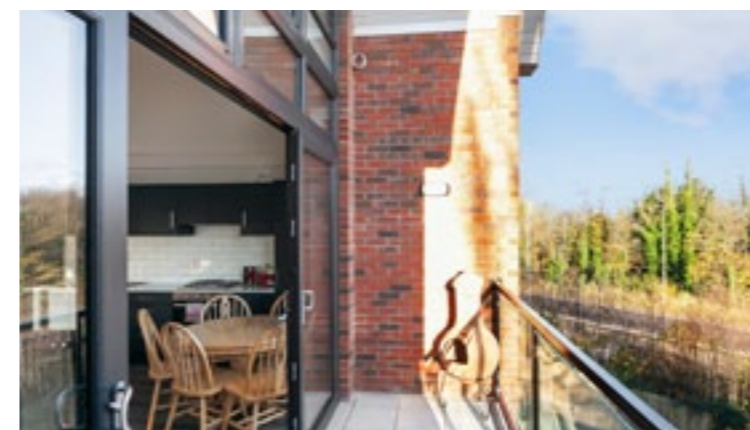
Pvc double glazing

Lift access to each floor

Private car parking space with visitors parking

Within walking distance of Jordanstown Village, Hazelbank park and the Kings coronation gardens including the Ulster way leading from Carrickfergus to Belfast Harbour and City

An ideal location with direct access to the main arterial route lining Belfast City Centre and The George Best City Airport



Balcony

The property comprises...

GROUND FLOOR

Glazed door to:

COMMUNAL RECEPTION HALL communal entrance hall with lift and stair access to each floor.

Second Floor

Solid door to No 36:

ENTRANCE HALL: Wood effect tiled floor. Hotpress with shelving.

UTILITY CUPBOARD

Plumbed for washing machine, open hanging space, tiled wood effect floor.

LIVING ROOM OPEN PLAN TO KITCHEN

18' 3" x 14' 11" (5.56m x 4.55m)
Vaulted ceiling including vaulted glass wall with sliding doors to private balcony, contemporary high and low level cabinets, marble effect worktops, one and a half stainless steel sink unit with mixer tap, four ring gas hob, under oven, integrated fridge freezer and dishwasher, part tiled walls, extractor fan, tiled wood effect floor, wall lighting, sea glimpses.



Main bedroom

MAIN BEDROOM

13' 3" x 9' 5" (4.04m x 2.87m)

ENSUITE SHOWER ROOM:

9' 0" x 3' 9" (2.74m x 1.14m)

Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, wall mounted wash hand basin with mixer tap, ceramic tiled floor, ceramic tiled floor, radiator, extractor fan, pocket door.

BEDROOM (2):

13' 3" x 9' 9" (4.04m x 2.97m) Access to roofspace via Slingsby style ladder.

BATHROOM:

8' 11" x 6' 2" (2.72m x 1.88m)

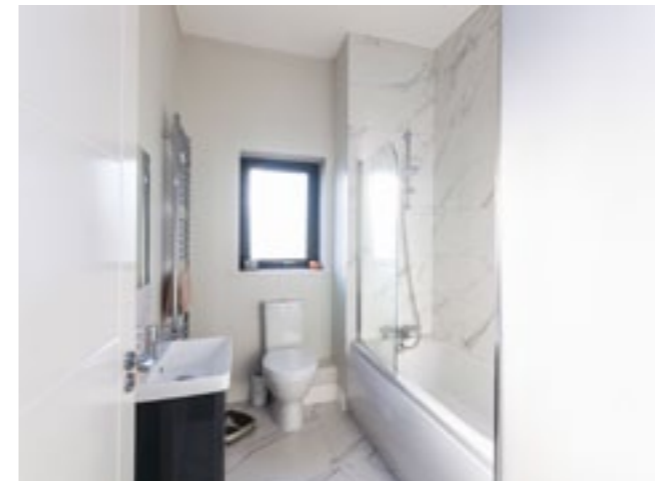
White suite comprising panelled bath with mixer tap and telephone shower, low flush wc, wall mounted sink unit with mixer tap, cupboards below, heated towel radiator, ceramic tiled floor, part tiled walls.

OUTSIDE

Private balcony, tiled floor, glass panelling. Outside light. Allocated private car parking space plus visitors parking. communal gardens surrounding the apartment block.



Bedroom two



Bathroom



Gardens

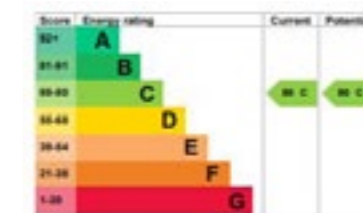


View

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?	X		
On site parking?	X		
Is the property 'listed'?			X
Is it in a conservation area?			X
Is there a Tree Preservation Order?			X
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold

MANGEMENT FEE: £1,008.00 per annum

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is c.£770.00 per annum

VIEWING: By appointment with **RODGERS & BROWNE**.

Location: Travelling from Belfast city centre along the M5 until the round about take your first exit onto the Shore Road, first left into Loughshore Manor. Keep right and Apt 36 is the final block of apartments within the complex



Total Area: 73.5 m² ... 792 ft² (excluding balcony)
All measurements are approximate and for display purposes only



**Sales
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F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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