



**24a ROWAN DRIVE,
DUNMURRY, BT17 9PX**



- **For Sale by Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneers Comments**
- **Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.**
- **An Excellent Ground Floor Apartment Situated Close To Local Shops And Train Station**
- **Spacious Lounge**
- **Kitchen With Range Of Units And Built In Appliances**
- **One Good Sized Bedroom With Two Built In Robes**

PRICE: OFFERED AT BIDS OVER £69,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C80

REF:SR181224A

- Tiled Bathroom With White Suite And Triton Electric Shower
- Gas Fired Central Heating System
- PVC Double Glazed Windows And Entrance Door
- Excellent C80 Energy Rating For Low Running Costs

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door.

LOUNGE:

3.80m (12'6") x 3.80m (12'6")

KITCHEN:

3.80m (12'6") x 2.30m (7'7")

Range of high and low level units. Laminated work surfaces. Bowl and half single drainer stainless steel sink unit. Mixer tap. Integrated oven and hob. Built in washing machine. Larder cupboard.



BEDROOM (1):

4.98m (16'4") x 2.85m (9'4")

Two built in robes. Gas fired combi boiler.

TILED BATHROOM:

White suite. Panelled bath. Triton electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls and tiled floor.

OUTSIDE

Communal car parking and gardens. Outside store.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is included in the service charge, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2021 to March 2022 £348

SERVICE CHARGE:

A service charge of approximately £350 per annum (at present) is payable to cover maintenance to communal areas and buildings insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS:

From Kingsway, Dunmurry turn into Rowan Drive, number 24a is on the left just past the shops.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

24A Rowan Drive

Approximate Gross Internal Area = 50.9 sq m / 548 sq ft

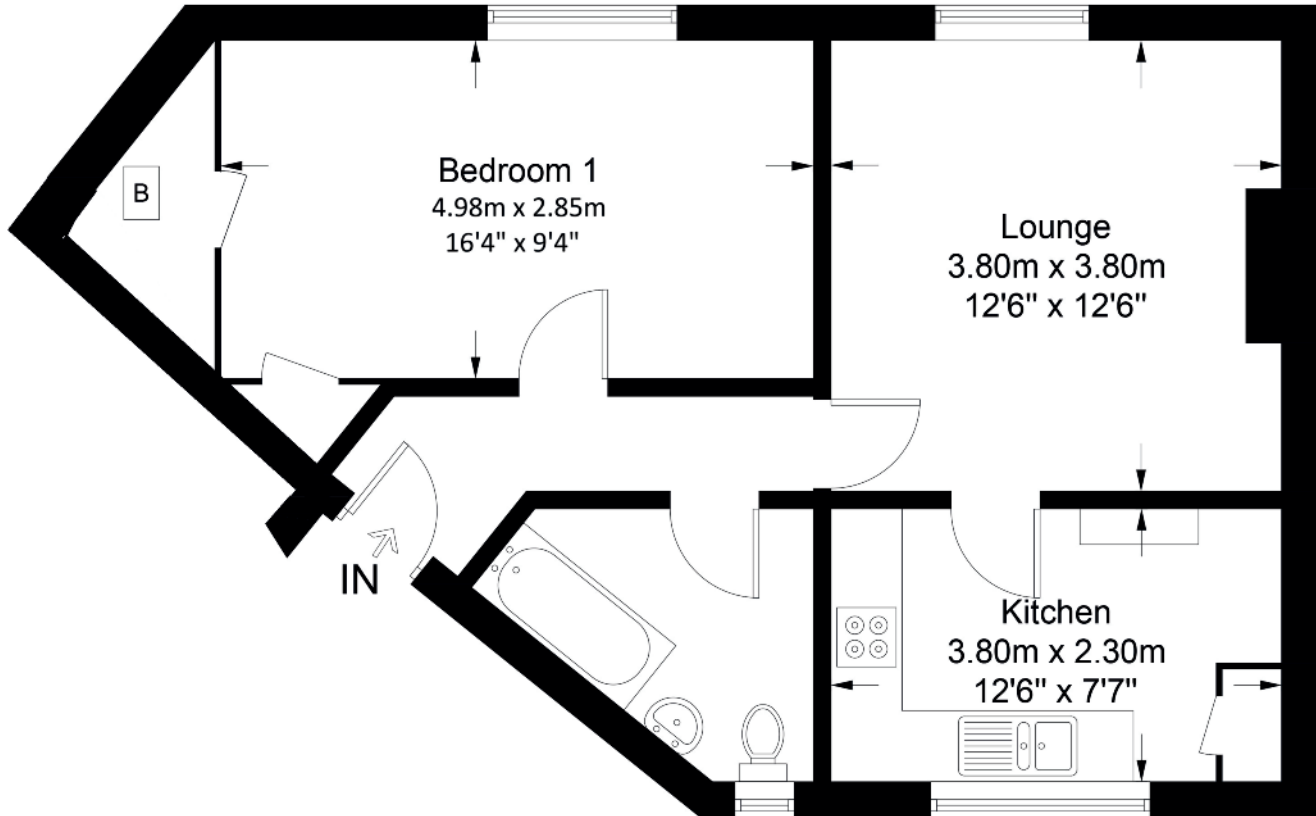


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1155031)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.