



2 St. James Court, Shore Road, Newtownabbey, BT37 0PP

- Ground Floor Apartment
- Lounge Through Dining Room
- Modern Fitted Kitchen
- En Suite Shower Room
- Allocated Parking Space
- Two Well-Proportioned Bedrooms
- Open Through To Kitchen Recess
- Bathroom With Four Piece Suite
- Gas Heating; PVC Double Glazing
- Ideal First Time Buy/Buy To Let Investment

Offers Over £114,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system.

PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to shelved store.

LOUNGE THROUGH DINING ROOM 21'5" x 12'9" (wps)

Twin windows to front elevation. View towards Belfast Lough. Wood laminate floor covering. Open arch leading to:



KITCHEN 10'6" x 7'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Wood laminate floor covering.

PRINCIPAL BEDROOM 12'2" x 9'4"

Wood laminate floor covering.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure pedestal wash hand basin and WC. Electric shower. Access to store with gas fired central heating boiler.

BEDROOM 2 8'9" x 8'3"

Wood laminate floor covering.

FULLY TILED BATHROOM

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

EXTERNAL

Allocated parking, plus communal guest parking.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, spacious, two bedroom, ground floor apartment, enjoying views towards Belfast Lough, conveniently situated within St. James Court, Shore Road, Newtownabbey.

The property comprises communal entrance hall with intercom entry system, private entrance hall, lounge through dining room, open arch to kitchen area, two well-proportioned bedrooms, to include principal with en suite shower room, and separate bathroom with white four piece suite.

Externally, the property enjoys allocated parking space and communal guest overflow parking.

Other attributes include gas fired central heating, PVC double glazing, and being within walking distance to shops, amenities, public transport routes and lough shore.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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