

## 118 Alexandra Park, Muckamore, Antrim, BT41 4RJ



### PRICE Offers Over £124,950

This is an excellent opportunity for First Time Buyer's and Investors alike to purchase an immaculately well presented two bedroom first floor apartment in this sought after residential area on the outskirts of Antrim town yet within easy access of most amenities and transport facilities. Finished to a high standard throughout with a recently installed kitchen featuring contemporary high and low level units, complete with integrated oven, hob, fridge and freezer together with a recently installed modern shower room suite to include a fully enclosed shower and PVC wall cladding.

With the additional benefit of PVC double glazed windows and gas-fired central heating, this property is read for immediate occupation.

Early viewing strongly recommended.

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## FEATURES

- Communal entrance hall with staircase to first and second floors
- First floor landing with access to:
- Private entrance hall with door intercom;
- Open plan living and dining area 22'5" x 13'2" (max) / Part tiled and carpet to living area
- Recently installed white contemporary style high and low level kitchen units with complimentary worktops and splashback tiling
- Two well proportioned bedrooms
- New flooring throughout
- Recently installed shower room with PVC wall cladding and tiled floor
- PVC double glazed windows / Gas fired central heating with recently installed 'Worcester' Combi boiler
- Superb opportunity for First Time Buyer's and Investors alike

## ACCOMMODATION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Push button intercom to communal entrance. Stair case to first, second and third floor.

#### PRIVATE ENTRANCE HALL

Door to private hall with wood laminate floor. Single radiator. Shelled storage cupboard. Low voltage down lights.

#### OPEN PLAN KITCHEN/LIVING ROOM INTO INFORMAL DINING

**22'5" x 13'2" (6.848 x 4.017)**

(at max) Wood laminate floor to living area and "French" patio doors to private balcony with corrugated roof overlooking "Six Mile Water". Double radiator.

#### KITCHEN

Recently installed white contemporary style high and low level kitchen units with complimentary work tops and splash back. Single drainer stainless steel sink unit with chrome mixer shower tap. Over counter lighting. Integrated appliances to include a four ring gas hob with over head extractor fan and glass splash back and low level "Bosch" combi oven and grill, fridge freezer and washing machine. Fully tiled floor. Double radiator. Low voltage down lights.

## BEDROOM 1

11'7" x 11'7" (3.545 x 3.545)

Double radiator.

## BEDROOM 2

11'7" x 10'5" (3.534 x 3.178)

Wood laminate floor. Double radiator.

## SHOWER ROOM

5'7" x 6'3" (1.725 x 1.914)

Recently installed white suite comprising a fully enclosed shower with "Drench" shower head, secondary attachment and glazed folding door. Vanity unit with "monobloc" chrome mixer tap and storage below. Low flush push button WC. PVC wall cladding. Fully tiled floor. Low voltage down lights. Extractor fan. Chrome towel radiator.

## EXTERNAL FEATURES

Communal carpark to the front with one allocated space and guest space. Timber fencing and pedestrian gate to rear walkway. Breath taking views overlooking surrounding countryside and Six Mile River. Service area and walkway to front.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

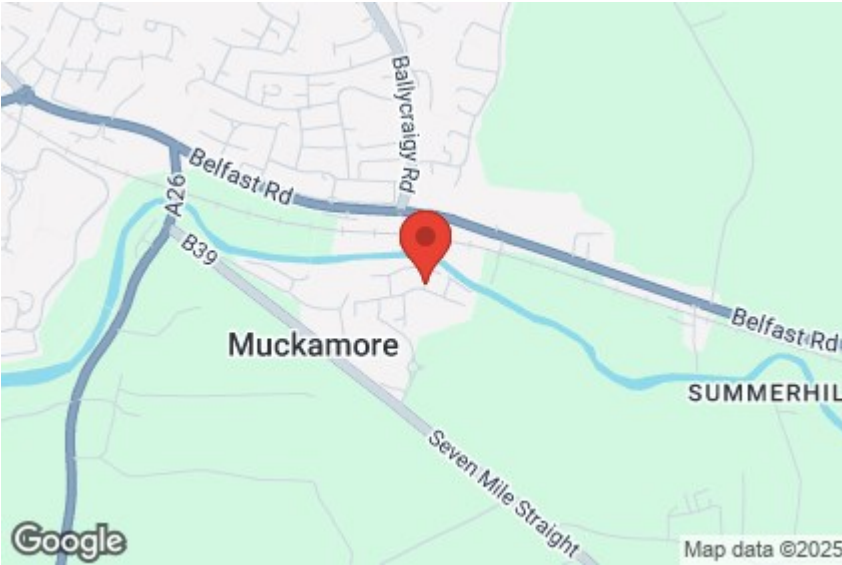
Please note, none of the services or appliances have been tested at this property





### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 80                         | 81        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Northern Ireland</b>                     | EU Directive<br>2002/91/EC |           |



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