

## Apt 103 / 8 Northview, Newtownabbey, BT36 7GA



- Immaculately Presented Third Floor Apartment
- Two Well Proportioned Bedrooms
- Open Plan Kitchen/Living/Dining Aspect
- Modern Fitted Kitchen with a Range of Integrated Appliances
- Deluxe Bathroom Suite
- Luxury Ensuite Shower Room
- Impressive Balcony Views
- Lift Access
- PVC Double Glazed/Gas Fired Central Heating
- Highly Popular Gated Location

### PRICE Offers Over £159,950

*Immaculately presented throughout, this two bedroom apartment is ideally situated within the popular gated development of Northview just off the Antrim Road, within close proximity to local schools, shops and public transport. The apartment enjoys a well planned living layout with a well presented entrance hall, open plan living/kitchen/dining aspect, two spacious bedrooms, luxury ensuite shower room, modern bathroom suite and balcony area with views far extending over Belfast Lough. With lift access, this apartment will be ideally suited to a variety of purchaser. An early viewing is highly recommended.*



**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### ENTRANCE

Communal Hallway with lift access.

### HARDWOOD FRONT DOOR INTO:

Spacious well presented entrance hall with built in storage cupboards.

### MODERN OPEN PLAN KITCHEN/LIVING/DINING AREA

25'11" x 12'9" (7.9 x 3.9)

Modern fitted kitchen equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with monobloc tap. Boasting a range of integrated appliances to include; Cooker, four ring gas hob, over head extractor fan housed in stainless steel canopy, dishwasher, and fridge freezer. Plumbed for washing machine. Complimentary part tiled walls. Tiled floor to living space. PVC Double glazed sliding door to balcony with impressive for reaching views across Belfast lough.

### BEDROOM 1

16'4" x 12'9" at max (5.0 x 3.9 at max)

Large picture style window.

### LUXURY ENSUITE SHOWER ROOM

Comprising quarter rounded PVC panelled shower cubicle with thermostatically controlled shower. Pedestal wash hand basin with monobloc tap and tiled splashback. Button flush WC. Tiled floor.

### BEDROOM 2

10'9" x 10'2" (3.3 x 3.1)


Presently used as home office.

### FAMILY BATHROOM SUITE

Comprising panel bath with fixed shower screen and thermostatically controlled shower. Pedestal wash hand basin with monobloc tap and tiled splashback. Button flush WC. Tiled floor. Part tiled walls.

### OUTSIDE

Communal parking to front of apartment block.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.