

Tim Martin
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**64 Woodrow Gardens
Saintfield
BT24 7WG**

**Rent
£700 Per Month**

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SUMMARY

A well presented and spacious second floor apartment, situated in this popular residential development, in the heart of Saintfield village.

The property is fitted with gas fired central heating and double glazing and is available from 1 April 2025 on an unfurnished basis. The accommodation comprises of a spacious lounge and dining area, two excellent sized bedrooms, principal bedroom en suite, modern fitted kitchen and bathroom with a modern white suite. Outside, the apartment enjoys designated parking and communal gardens.

Saintfield village is only a short stroll away where many local amenities are readily available. For those looking to commute, Belfast, Lisburn and Downpatrick are all easily accessible by an excellent road and public transport network.

RENT: £700.00 per month

RATES: Landlord pays rates.

DEPOSIT: £700.00

- Well Presented Second Floor Apartment In This Popular Development
- Two Excellent Sized Bedrooms With The Principal Bedroom Ensuite
- Spacious Lounge With Dining Area
- Modern Fitted Kitchen And Bathroom
- Gas Fired Central Heating And PVC Double Glazing
- Designated Parking And Communal Gardens
- Available From 1 April 2025 / Unfurnished
- Close To Saintfield Village, Many Local Amenities, Schools And Public Transport
- Convenient Commute To Downpatrick, Lisburn And Belfast

Communal Stairwell

Leading to 2nd floor;

Entrance Hall

Access to roofspace;

Lounge

23'1" x 11'4" max meas (7.04m x 3.45m max meas)

Modern fireplace with electric fire inset; slate hearth; wood laminate floor; tv aerial connection point; built-in storage cupboards;

Kitchen

10'4" x 9'11" (3.15m x 3.02m)

Good range of oak high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap; integrated electric under oven with four ring gas hob; extractor hood over; integrated fridge / freezer; dishwasher; space and plumbing for washing machine; laminate worktops; Worcester gas fired boiler; recessed spotlights;

Bedroom (1)

13'1" x 12'8" max meas (3.99m x 3.86m max meas)

Glazed pvc doors opening to Juliet balcony;

En-suite Shower Room

6'7" x 4'7" (2.01m x 1.40m)

White suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; close coupled wc; wall mounted wash hand basin with vanity unit under;

Bedroom (2)

12'0" x 9'6" (3.66m x 2.90m)

Built-in storage cupboard;

Bathroom

7'0" x 5'11" (2.13m x 1.80m)

Modern white suite comprising panelled bath with mixer tap; thermostatically controlled shower unit and wall mounted telephone shower attachment; wall mounted wash hand basin with mono mixer tap; close coupled wc; partpvc wall cladding; vinyl floor;

Outside

Parking; communal gardens;





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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	

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