



Harryville Court,

Prices from £132,500



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Harryville Court, Lisburn, County Antrim
Prices from £132,500

Superb ground floor apartment finished to an excellent standard throughout and will appeal to both downsizers and young professionals alike. The property is conveniently located off the Hillsborough Old Road, within close proximity to the town centre and arterial routes to Belfast, Dublin and beyond. The apartment features two generous bedrooms (master with en-suite shower room), modern bathroom and a large living room open plan to luxury fitted kitchen with built in appliances. The property also has feature internal doors and tasteful flooring throughout. Externally there is allocated car parking and communal gardens. Viewing is by appointment with our sales team on (028) 9267 5321.

COMMUNAL ENTRANCE

GROUND FLOOR

HARDWOOD FRONT DOOR

ENTRANCE HALL

Cornice work. Cloaks cupboard. Feature tiled flooring.

LIVING ROOM OPEN PLAN TO LUXURY FITTED KITCHEN

8.31m x 4.17m (27'3" x 13'8")
Bay window. Excellent range of high and low level units. Built in stainless steel oven and four ring gas hob. Stainless steel chimney extractor fan. Integrated fridge and freezer. Single

drainer 1.5 stainless steel sink unit with swan neck mixer taps. Breakfast bar. Integrated washing machine and tumble dryer. Integrated dishwasher. Concealed gas boiler. Cornice work. Feature tiled floor to kitchen.

BEDROOM 1

3.10m x 3.07m (10'2" x 10'1")
Laminate wooden floor.

EN-SUITE SHOWER ROOM

1.73m x 2.18m (5'8" x 7'2")
Luxury white suite. Built in tiled shower cubicle. Pedestal wash hand basin with mono tap. Dual flush WC. Part tiled walls. Spotlights. Extractor fan.

BEDROOM 2

4.06m x 3.15m (13'4" x 10'4")
Laminate wooden floor. Range of built in storage.

SHOWER ROOM WITH MODERN SUITE

Panel bath with mixer taps and telephone hand shower. Pedestal wash hand basin with mono tap. Dual flush WC. Built in tiled shower cubicle with shower unit. Heated towel rail. Spotlights. Part tiled walls. Ceramic tiled floor. Extractor fan.

ALLOCATED PARKING

MANAGEMENT CHARGE

£800 PER ANNUM. This covers buildings insurance, upkeep of communal areas, gardens and window cleaning.

DIRECTIONS

Off the Hillsborough Old Road,
Lisburn.

EPC

C79



For full EPC please contact the branch

RATES

£1016 per annum.

FLOOR PLAN

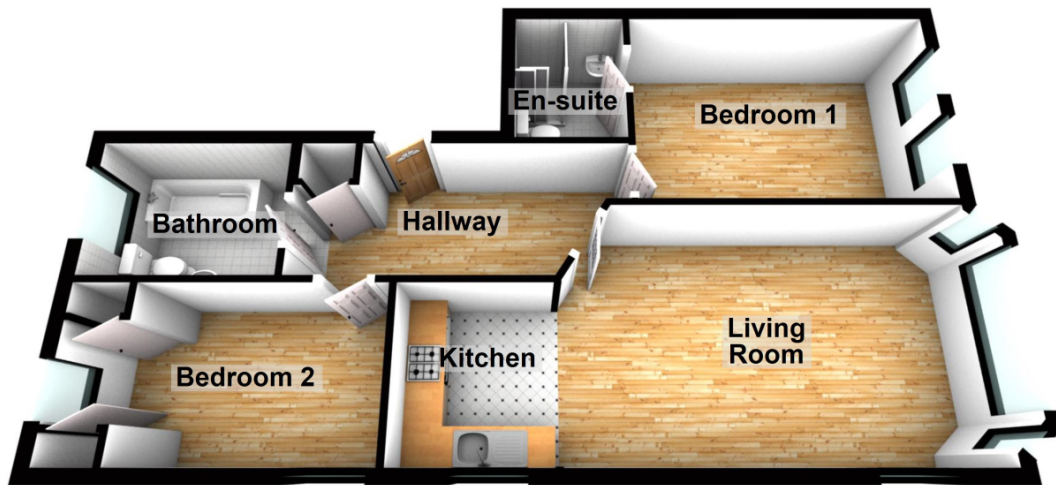
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

Ground Floor





Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland			England, Wales & N.Ireland		
Directive 2002/91/EC			Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.		