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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
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CELEBRATING 30 YEARS IN BUSINESS



22C Woodrow Gardens
Saintfield BT24 7WG

OFFERS
OVER

£114,950

A spacious and well presented second floor apartment, perfect for the first time buyer, young couple or investor alike.

Situated in this modern and convenient development, the property, fitted with gas fired central heating and PVC double glazing, enjoys bright and spacious accommodation throughout comprising of two excellent sized bedrooms, one with en suite shower room, large lounge with spacious dining and study area, modern fitted kitchen and principal bathroom. Outside, the apartment enjoys designated parking and communal gardens.

Within walking distance are a host of local amenities within the village, including local boutiques, coffee shops, eateries, Spar convenience store, doctors surgery amongst many more. Public transport is on your doorstep making Downpatrick, Newtownards and Belfast all easily accessible.

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ACCOMMODATION

COMMUNAL STAIRWELL Leading to 2nd floor.

ENTRANCE HALL

Wood laminate floor; access to roofspace.

CLOAKROOM



LOUNGE / DINING AREA 9.3m (30'6) x 3.45m (11'4) Maximum Measurements

Feature electric fire; wood laminate floor; tv and telephone connection points.



KITCHEN 3.15m (10'4) x 2.64m (8'8) Maximum Measurements

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer taps; integrated Tecnik electric under oven with 4 ring ceramic hob; concealed extractor fan over; washer/dryer; integrated dishwasher; formica worktops; tiled splash back; tiled floor; recessed spotlights.



BEDROOM 1 4.39m (14'5) x 3.94m (12'11)
Maximum Measurements

Built in mirrored sliding robes; ceiling fan; glazed doors to Juliet balcony.



EN SUITE SHOWER ROOM 1.98m (6'6) x 1.42m (4'8)

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower door; close coupled wc; pedestal wash hand basin; tiled floor; tiled walls.

BEDROOM 2 3.73m (12'3) x 2.92m (9'7)
Built in mirrored sliding robes; built in storage cupboard; Worcester gas fired boiler; recessed spotlights; ceiling fan.

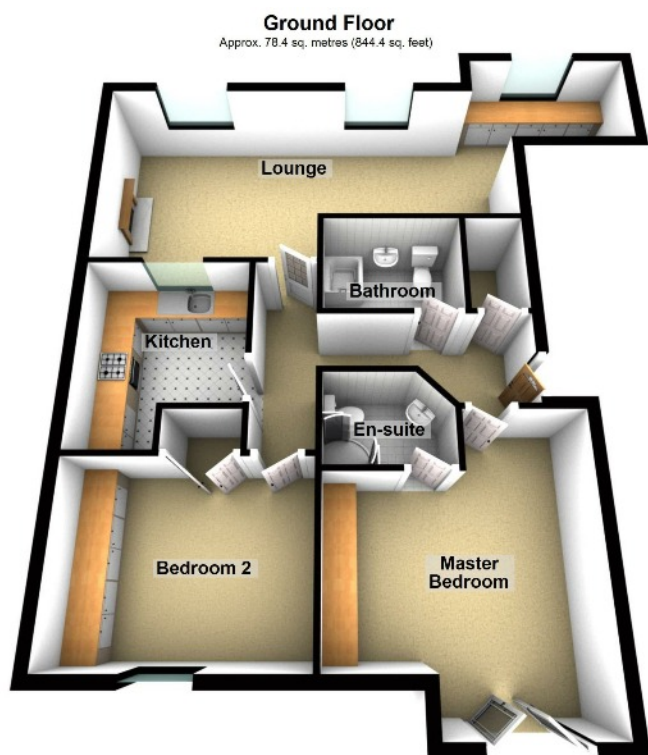


BATHROOM 2.26m (7'5) x 1.65m (5'5)

Modern white suite comprising panelled bath with chrome taps; pedestal wash hand basin; close coupled wc; part tiled walls; recessed spotlights; extractor fan; vinyl floor.

OUTSIDE

1 covered designated parking space; communal gardens.



CAPITAL / RATEABLE VALUE £90,000 = Rates Payable £772.02 per annum (approx)

MANAGEMENT CHARGE £750.00 per annum (approx)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		



VIEWING

By Appointment with Agent



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