



# Apt 2, 288 Antrim Road

Glengormley, NEWTOWNABBEY, BT36 7QT

Ground Floor, One-Bed, Apartment.  
Gas-Fired Central Heating.  
Open-Plan Living Kitchen Area.  
Gated Parking Area.

A Barton Company is pleased to present FOR SALE, this ground floor, one bedroom apartment in the contemporary and convenient 288 Antrim Road development. With communal gardens, gated parking to rear, and within walking distance of all the amenities Glengormley has to offer, this apartment will appeal to retirees, first-timers and investors alike. Register your interest for a viewing today!

**For Sale**

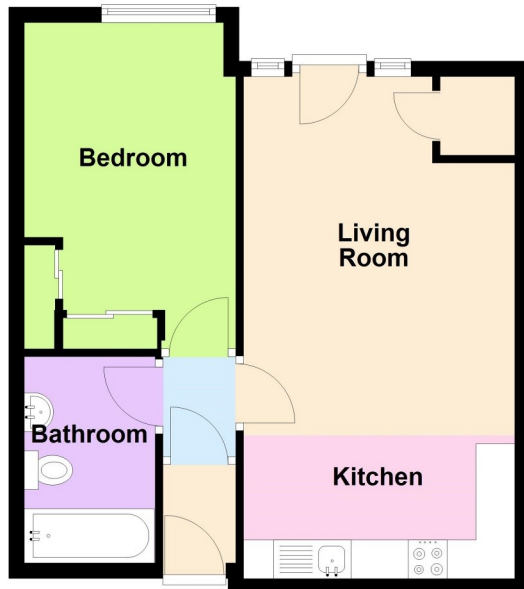
**Offers Around £95,000**

*Viewing by appointment only through agents.*

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Ground Floor



CV: **£60,000.00**  
Rates: **£548.16** (2025)  
Tenure: **Leasehold**  
Ground Rent: **£150.00 pa.** (2024)  
Service Charges: **£850.18** (2024/25)

- Ground Floor Apartment
- One Double Bedroom
- Gas-Fired Central Heating
- Modern Kitchen and Bathroom Suites
- Open Plan Living / Kitchen / Dining Area
- Own patio door access.
- Oak internal doors.
- Communal Gardens
- Communal Entrance Lobbies
- Front and Rear Access Doors
- Gated Parking Area

## Exterior

### Gated Car Parking.

Letter Box Array.

**Communal Gardens**, laid principally in lawns.

Wheelie bin storage area.

Pedestrian access off Antrim Road and Glenwell Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Energy Performance Certificate** Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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## Accommodation Comprises:

### *Ground Floor*

#### **Communal Entrance Hall**

Access through Intercom entry system. Entrance porch. Access to electricity meters. Ceramic tiled floors. Access to building fire alarm system.

#### **Private Entrance Porch**

Oak entrance door. Wooden laminate flooring. Double radiator.

#### **Hall**

Wooden laminate flooring.

#### **Living / Kitchen Area**

6.14 x 3.50m (20'2" x 11'6") max.

High gloss, 'cream' block kitchen suite comprising floor and eye level units and contrasting Formica worksurfaces. Kitchen area vinyl flooring. Stainless steel sink and drainer with mixer taps. Stainless steel integrated electric hobs. Stainless steel and glass integrated electric oven. Stainless steel extractor canopy. Integrated fridge and freezer. 'Subway'-style ceramic tiled splashbacks in 'cream'. Kitchen area floored in vinyl. Space and plumbing for washing machine. Wooden laminate flooring. Double radiator. Boiler cupboard with 'Worcester' gas boiler. uPVC 'oak' framed, double glazed patio door to front with matching side lights.

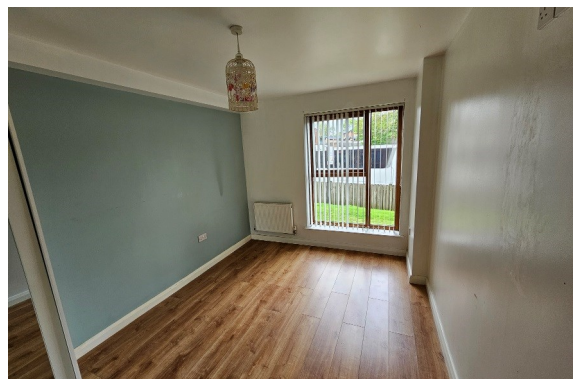
#### **Bedroom**

4.11 x 2.74m (13'6" x 9'0")

Wooden laminate flooring. Double radiator. Built-in sliding wardrobes. High electric plug and co-axial sockets for mounted television.

#### **Bathroom**

Three-piece, white bathroom suite comprising: Panelled bath with glazed screen and thermostatically controlled shower, wall mounted wash hand basin and low-flush, push-button W.C. Half-Tiled walls. Tiled flooring. Double radiator. Extractor unit. Vanity lighting.



# easy as...

## Make it as Easy As ABC

Moving home is considered to be one of the most stressful things you do during your lifetime. Selling, buying and moving can put strain on both your family and your finances.

Our aim at A Barton Company is to guide you through this process and insure that any problems you may encounter with the sale or purchase of your property are promptly and competently dealt with.

From the first day we opened in 1978, we have tried to keep things simple for our customers; combining local, expert knowledge with a friendly, efficient and first-class service.

**Full Sales Package for only 1% commission\***



\* Plus VAT. Minimum £900 fee. See our website ([www.abartoncompany.co.uk](http://www.abartoncompany.co.uk)) for the full terms and conditions for this and other great offers and services.