

11 The Courtyard,
The Mill Village,
Comber, BT23 5GR



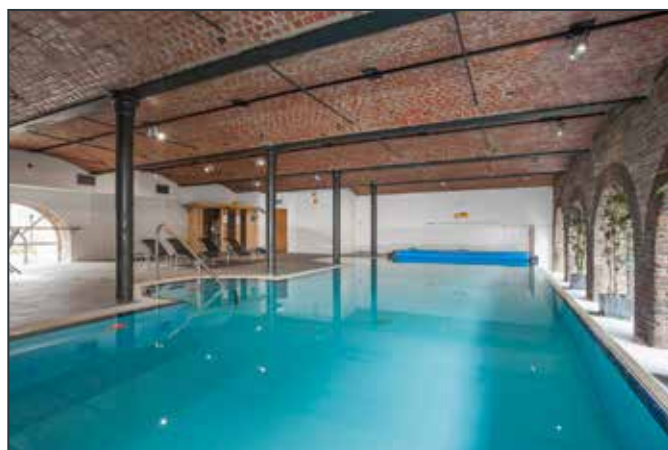
Offers Around £240,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A luxury duplex apartment spread over two floors
- South facing aspect with privately owned 40ft balcony
- Housed within a converted 19th Century Linen Mill
- Lift access
- Feature open plan lounge/ formal dining space on the upper floor, with wall of black framed double glazed windows and patio doors
- Modern fitted high spec kitchen with excellent range of Cream units and integrated appliances
- Two great sized double bedrooms
- Feature floor to ceiling windows to bed's 1 and 2
- Two luxury ensuites, both in modern white 'Villeroy and Boch' suites
- Additional, separate cloakroom in modern white suite
- Beam vacuum system
- Air conditioning
- Additional underfloor storage area
- Multi room speaker system
- Main gas central heating system
- Double glazed windows
- Access to the 'residents only' leisure facilities including large heated swimming pool, gym, sauna, Jacuzzi and shower and changing rooms
- Allocated car parking space plus additional visitor parking available
- Pedestrian access making the town centre easily accessible
- Award winning re-development complex



SUMMARY

This magnificent apartment is centrally located within the exclusive Mill Village development and is set in the restored and modernised Victorian linen mill providing a collection of likeminded luxury homes. The Mill Village is at the forefront of Comber's thriving property market and has helped shape the commuter town's modern housing stock. Apartment living does not come more stylish than The Mill Village.

No. 11 The Courtyard is positioned at the centre of the development and is accessed via a stunning glass foyer area with lift facility. Occupying two floors this duplex apartment is deceptive in its proportions and has been finished and decorated to a very high specification. Further, it boasts a large open plan lounge and formal dining area, on the upper floor, with a south facing wall of glass leading to its privately owned 40ft balcony which is ideal for entertaining family and friends.

We highly recommend arranging an internal inspection to discover all this stunning apartment has to offer. Please contact our Newtownards office on 02891 800700.

THE PROPERTY COMPRISES:

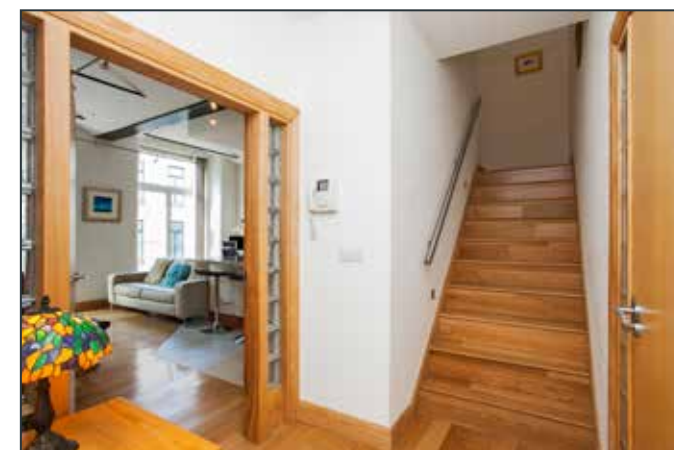
GROUND FLOOR

COMMUNAL ENTRANCE

Solid wood front door to:

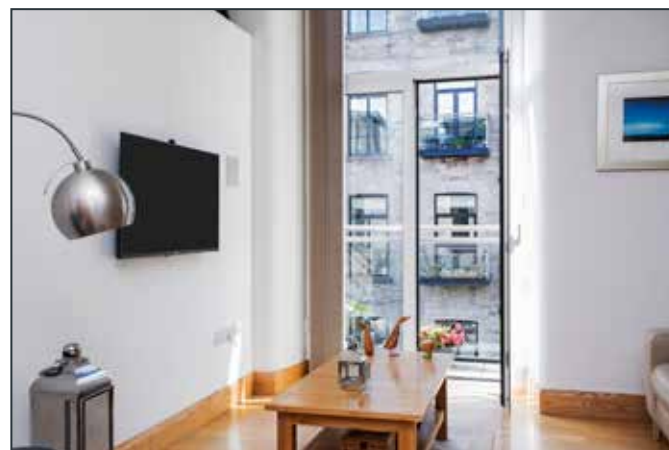
ENTRANCE HALL:

Polished oak floor, telephone point.



LUXURY KITCHEN/FAMILY ROOM:
18' 3" x 17' 2" (5.56m x 5.23m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level cream units, Formica roll edge work surfaces, Miele 5 ring gas hob unit, Miele stainless steel sink unit, glass extractor hood, Miele built in oven and microwave, integrated fridge freezer, dishwasher, washing machine and tumble dryer, 2nd freezer, glazed display cabinets, concealed lighting, ceramic tiled floor, recessed spotlighting, island with breakfast bar, polished oak floor to feature barrel ceiling, uPVC double glazed French doors to balcony with timber deck, glass and chrome balustrades, built in surround sound wall speakers.

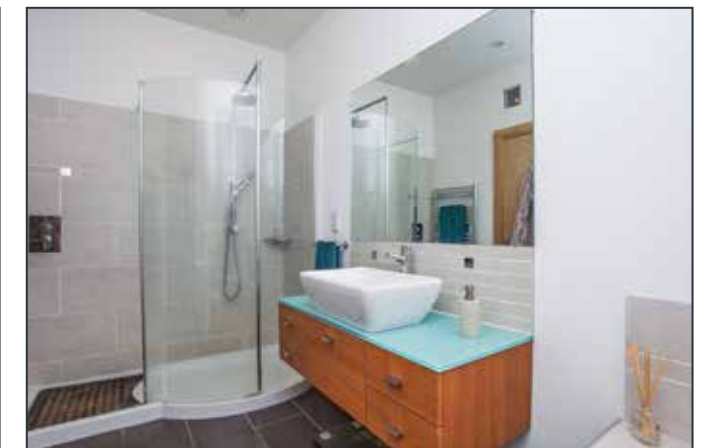


BEDROOM (1):
15' 3" x 11' 4" (4.65m x 3.45m)

Feature floor to ceiling window, ceiling speakers.

LUXURY ENSUITE:

Modern Villeroy and Boch white suite comprising: Panelled bath with chrome mixer taps, large separate fully tiled shower cubicle, glass panel, thermostatically controlled shower, large overhead shower, floating vanity unit, wash hand basin with mixer taps, push button WC, concealed cistern, wall tiling, ceramic tiled floor, chrome towel rail, ceiling speaker, recessed spotlight, extractor fan.



BEDROOM (2):
11' 11" x 9' 8" (3.63m x 2.95m)

Feature floor to ceiling window, recessed spotlighting.

LUXURY ENSUITE:

Modern Villeroy and Boch white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, floating vanity unit with wash hand basin and mixer taps, push button WC, concealed cistern, wall tiling, ceramic tiled floor, recessed spotlighting, extractor fan.



FIRST FLOOR

LOUNGE/FORMAL DINING:
27' 10" x 17' 5" (8.48m x 5.31m)

Feature floating stainless steel gas fire, polished oak floor, recessed spotlighting, TV point, fantastic wall of black double glazed windows and double glazed sliding patio doors to:

LARGE PRIVATELY OWNED BALCONY:
40' 0" x 16' 1" (12.19m x 4.9m) At widest points.

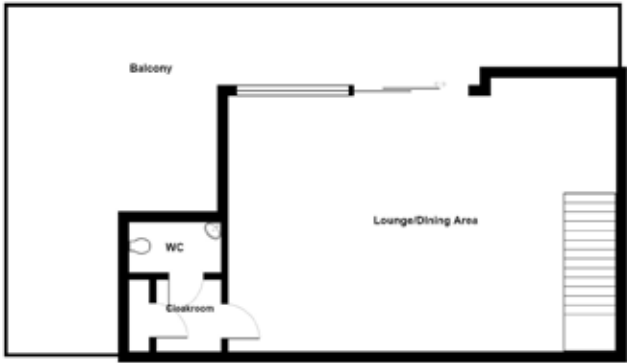
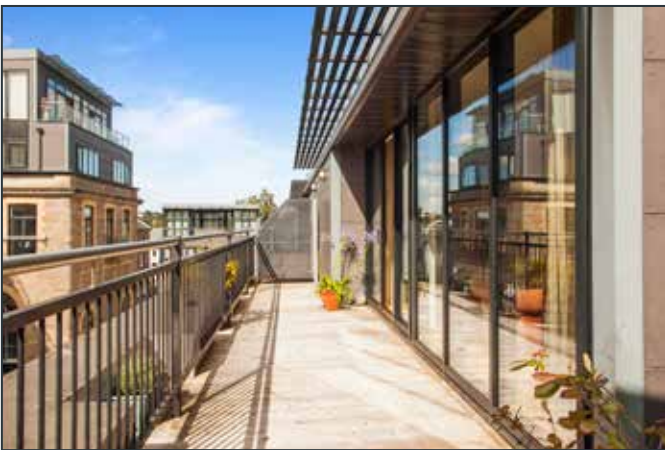
Timber decked floor, wall light points, metal balustrades, outside water tap, views to the Mill Village. South facing.

SMALL HALLWAY:

Polished oak floor, concealed boiler room with Geminex Gas Boiler (pressurised system) and high efficiency Geminex water cylinder.

SEPARATE CLOAKROOM:

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, concealed cistern, polished oak floor, wall tiling, recessed spotlighting, extractor fan.



All measurements are approximate and for display purposes only

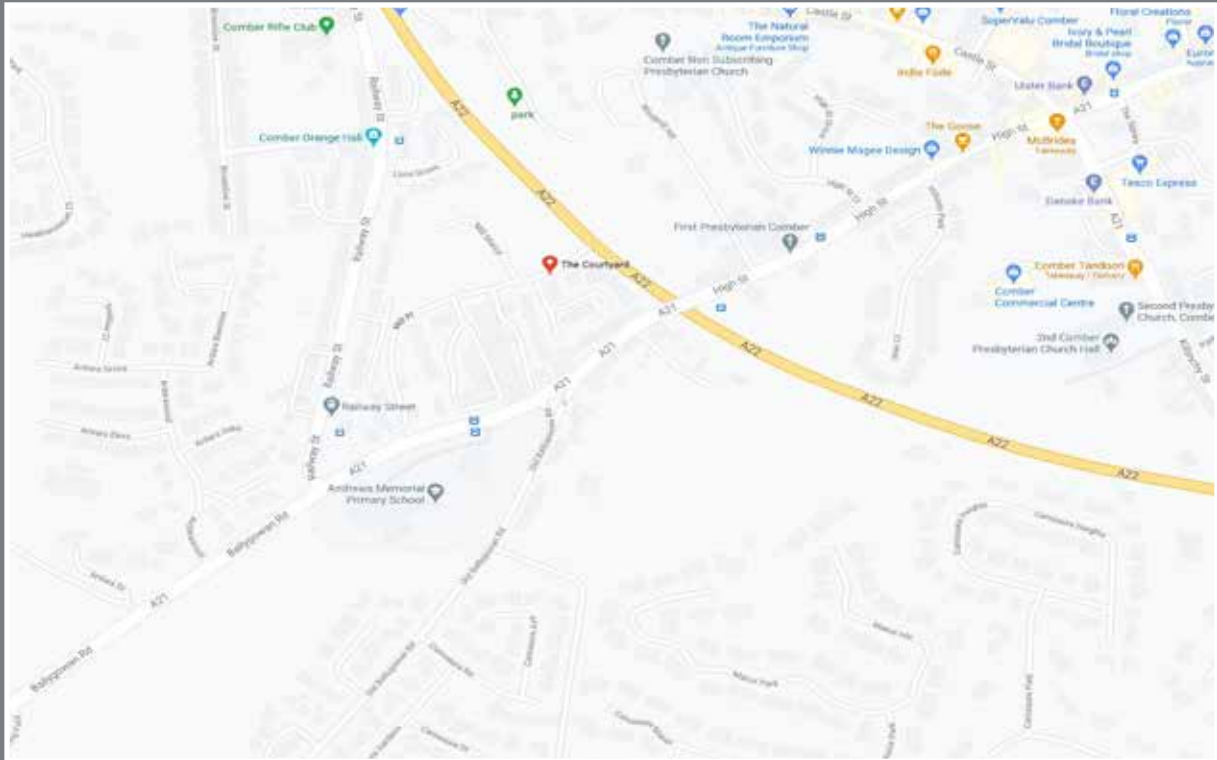
SEPARATE STORE:

Beam vacuum cylinder and electric light.

Oak stairs and low voltage lighting to stairwell.

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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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Lettings Department

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REF: RO/I/20/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	63	67
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9118-0127-7080-1091-3996

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