

simonBRIEN
RESIDENTIAL

20 Kerrington Court,
119 Marlborough Park South,
Belfast, BT9 6JB



Asking Price £95,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Over 55's Accommodation
- One Bedroom Apartment In A Popular Development Off Marlborough Park South
- Second Floor
- Spacious Lounge
- Kitchen
- Bathroom With Walk-In Shower
- Gas And uPVC Double Glazing
- Lift Access To All Floors
- Communal Gardens, Sitting Room And Laundry Room
- Part Time Warden On Site And 24 Hour Helpline
- Superb Malone Location

SUMMARY

Kerrington Court is an excellent opportunity to take advantage of high quality accommodation exclusively for the over 55's. Owners maintain their own lifestyles and social contacts as well as forming new friendships within the complex with optional coffee mornings and entertainment being organised from time to time. This provides an ideal environment for the freshly retired or indeed the more elderly.

Apartment 20 comprises a one bedroom apartment with lift access and spacious living accommodation including large lounge with dining area and spacious bedroom to include extensive fitted wardrobes along with a maple style kitchen. The bathroom includes a white suite and convenient walk-in shower. The large reception room enjoys views towards the Antrim Hills and benefits from sunlight throughout the day due to the pleasant south facing aspect.

Kerrington Court is quiet yet provides social interaction and enjoyment for a number of long term residents. As well as having an excellent apartment, there is also the opportunity to avail of other facilities including comfortable lounge, glass house and gardens.



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ACCOMMODATION

SECOND FLOOR

Solid wood front door to...

RECEPTION HALL:

Storage cupboard.

LOUNGE:

18' 6" x 11' 5" (5.65m x 3.47m)

KITCHEN:

9' 5" x 7' 10" (2.87m x 2.39m)

Range of high and low level units. Space for fridge/freezer. Space for cooker. Stainless steel extractor fan. Stainless steel sink unit.

BEDROOM (1):

15' 12" x 9' 6" (4.87m x 2.89m)

Built-in wardrobe.

BATHROOM:

Low flush WC. Pedestal wash hand basin. Double walk-in shower with Triton electric shower. Extractor fan. Part tiled walls.

ADDITIONAL INFORMATION

Service Charge: £150.78 per month

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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/I/19/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	78	79
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9899-9060-0221-6261-0924

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