

10 ESSEX COURT, CARRICKFERGUS, BT38 7UQ

PRICE: OFFERS AROUND £84,950

VIEWING: Through Office 02893 363931



- Beautifully presented spacious duplex apartment situated in the heart of Carrickfergus
- Generous lounge & separate light oak kitchen with good range of built in high and low level units
 - Two well proportioned double bedrooms
- Shower room including corner shower & contemporary vanity unit
 - Double glazing in uPVC frames / economy 7 heating installed
- Walking distance to Marina/ Carrickfergus castle/ Sainsburys & train Station
 - Situated in the heart of Carrickfergus town centre

7 JOYMOUNT, CARRICKFERGUS BT38 7DN | TEL: 028 9336 3931 | Fax: 028 9336 7580

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Front Door to;

ENTRANCE HALL:

Tiled flooring. Two built in cloak cupboards.

LOUNGE: 19' 9" x 13' 1" (6.01m x 3.99m)

Spacious reception room; beautifully decorated.

KITCHEN: 10' 1" x 9' 8" (3.08m x 2.94m)

Recently installed light oak effect fitted kitchen with excellent range of high and low level units and including cooker . Laminate work surfaces. Stainless steel extractor hood. Single drainer stainless steel sink unit with mixer taps. Part tiled walls. Tiled floor. Walk in shelved cupboard.

FIRST FLOOR LANDING

Hot press copper cylinder tank and immersion heater. Access to roof space.

BEDROOM (1): 13' 0" x 10' 7" (3.97m x 3.22m)

Double bedroom

BEDROOM (2): 13' 1" x 12' 9" (3.98m x 3.88m)

Double bedroom

BATHROOM:

White suite comprising vanity unit, low flush wc. Corner shower cubicle with screen door and upvc cladding. Redring electric shower fitting. Tiled floor.

OUTSIDE

Designated car parking space. Communal bin store. Management fee currently £300 per annum.



	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

IMPORTANT NOTICE TO PURCHASERS:-

We have not tested any systems or appliances at this property.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or other wise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hunter Campbell nor any person in it's employ has any authority to make or give, any representation or warranty whatever in relation to this property.