



I GARVEY MEWS, LISBURN, BT28 1BS

- An Exceptionally Well Presented Two Bedroom Ground Floor Apartment Situated Within This Popular And Convenient Location In Close Proximity To Lisburn City Centre
- Entrance Hall With Hardwood Entrance Door And Tiled Floor
- Spacious Open Plan Lounge
- Open Plan Modern Fitted Kitchen/Dining Area With Integrated Oven And Gas Hob
- Utility Room
- Two Good Sized Bedrooms (One With Shower Room Ensuite)
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £99,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C78

REF: GN191020SR

- Enclosed Patio Garden
- Allocated Car Parking Space Within Secure Underground Car Park
- Gas Fired Central Heating System
- Alarm System
- PVC Double Glazed Windows
- Excellent C78 Energy Efficiency Rating For Low Running Costs



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Hardwood entrance door. Tiled floor.

OPEN PLAN LOUNGE:

14' 6" x 13' 5" (4.41m x 4.09m)

Intercom system.



OPEN PLAN MODERN FITTED KITCHEN/DINING AREA WITH INTEGRATED OVEN AND GAS HOB:

23' 8" x 10' 3" (7.22m x 3.12m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Concealed extractor hood. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Part tiled walls. Tiled floor. Recessed spotlights in kitchen area. PVC double glazed double door to rear patio garden.



UTILITY ROOM:

7' 8" x 4' 0" (2.34m x 1.22m)

Low level unit. Granite effect round edge work surface. Plumbed for washing machine. Gas fired boiler.



BEDROOM (1):
10' 8" x 9' 7" (3.26m x 2.92m)

SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.

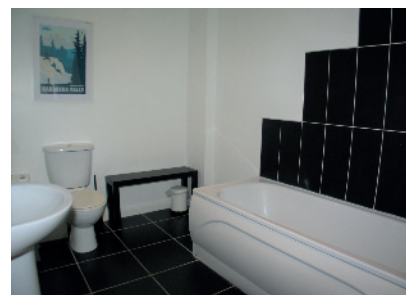


BEDROOM (2):
11' 1" x 9' 1" (3.38m x 2.77m)



BATHROOM:

White suite. Panelled bath with mixer tap and Redring electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Enclosed patio garden. Allocated car parking space.

TENURE:

We have been advised the tenure for this property is freehold. We recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £889.18

SERVICE CHARGE:

A service charge of £117.89 per month (at present) is payable to cover maintenance to communal areas and insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS

From Longstone Street continue towards Lisburn City Centre. Garvey Mews Apartments are on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



1 Garvey Mews

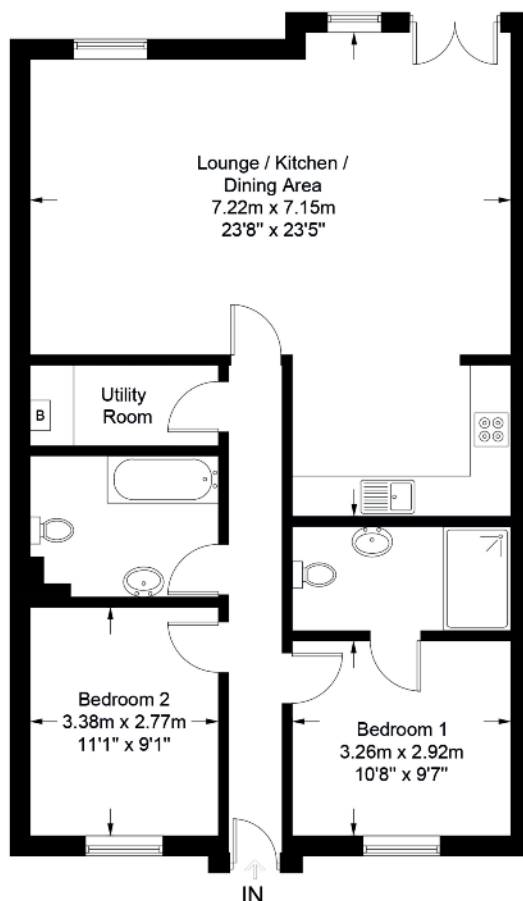
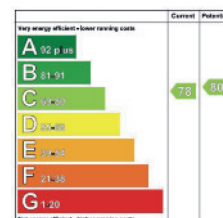


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID700096)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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