



## **14 GRAND COURT, HILDEN, LISBURN, BT27 4AR**

- An Excellent First Floor Apartment Situated Within This Small Cul De Sac Location
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door
- Lounge/Dining Area With Open Plan To Kitchen
- Kitchen With Private Outlook
- One Bedroom With Built In Robe And Private Outlook
- Bathroom With White Suite And Aqualisa Shower Plus Heated Towel Rail
- Store Room With Light And Window
- PVC Double Glazed Windows And Entrance Door

**PRICE: OFFERS IN THE REGION OF £64,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D68**

**REF:GNI51019HG**

- Economy 7 Heating
- Communal Carparking Area

### **ACCOMMODATION**

Measurements are approximate

#### **ENTRANCE HALL:**

Mahogany effect PVC double glazed entrance door. Circular porthole window. Stairs leading to first floor.

#### **FIRST FLOOR**

#### **LOUNGE/DINING AREA:**

**12' 4" x 9' 9" (3.75m x 2.98m)**

Economy 7 storage heater. Open plan to kitchen.



#### **KITCHEN:**

**9' 9" x 4' 11" (2.98m x 1.50m)**

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Part tiled walls. Plumbed for washing machine. Tiled floor. Private outlook.



### **BEDROOM (1):**

**12' 10" x 8' 2" (3.90m x 2.50m)**

Measurement to include built in robe and hotpress. Economy 7 storage heater. Private outlook.



### **BATHROOM:**

White suite. Panelled bath. Aqualisa electric shower. Floating wash hand basin with mono style mixer tap. Low flush wc. Heated towel rail.



### **STORE ROOM:**

Window and light.

### **OUTSIDE**

Communal car parking area.

### **SERVICE CHARGE:**

At present, there is a service charge of £53 per month, this includes buildings insurance, communal maintenance/repairs and ground rent, we recommend the purchaser and their solicitor confirm the charge and inclusions.



### **DIRECTIONS**

From Grand Street turn into Grand Court, number 14 is at the end of the cul de sac.

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

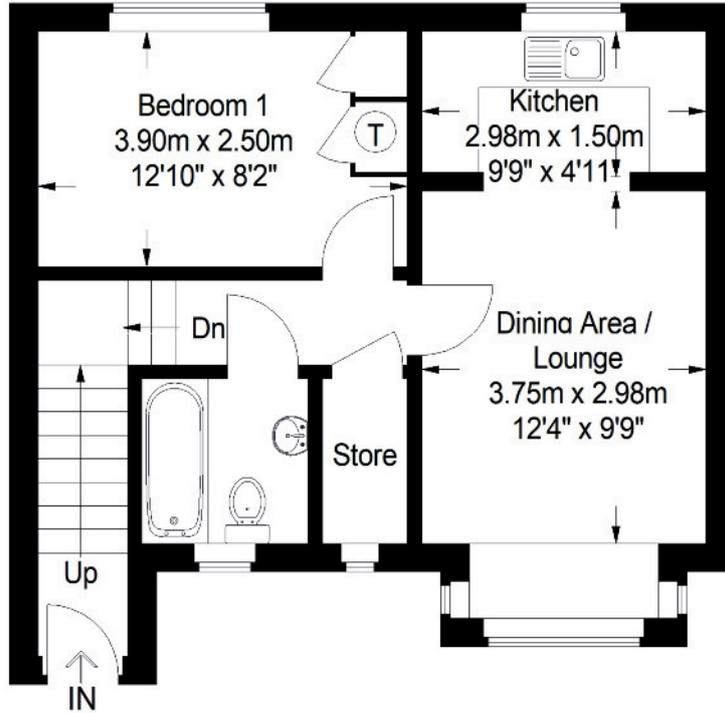
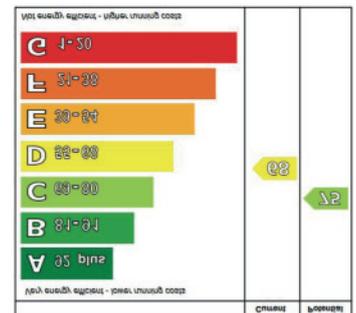


Illustration for identification purposes only, measurements are approximate, not to scale.  
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## VALUATION SERVICE

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

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