



## 34 SIR RICHARD WALLACE WALK, THAXTON, LISBURN, BT28 3RW

- A Well Presented Ground Floor Apartment Occupying A Prime Setting Within This Highly Desirable Development Convenient To Lisburn And Belfast
- Open Plan Lounge/Dining Area And Kitchen
- Luxury Fitted Kitchen With Range Of Integrated Appliances
- Two Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With White Suite
- Gas Fired Central Heating System
- PVC Double Glazed Windows

**PRICE: OFFERS IN THE REGION OF £114,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B8I**

**REF:GN290621HG**

- Excellent B8I Energy Efficiency Rating For Reduced Running Costs
- A Superb Starter Home, Early Viewing Is Highly Recommended

### **ACCOMMODATION**

Measurements are approximate

#### **ENTRANCE HALL:**

Built in cloaks storage cupboard.



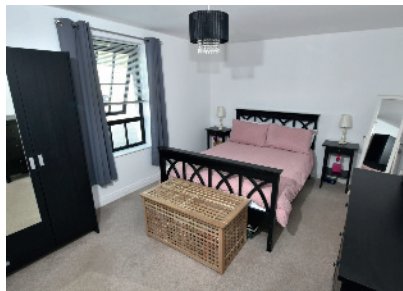
#### **OPEN PLAN LOUNGE/DINING AREA AND KITCHEN: 5.95m (19'6") x 3.30m (10'10")**

Luxury fitted kitchen with range of integrated appliances. Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Integrated oven and hob. Extractor hood in stainless steel canopy. Integrated fridge freezer and washer/dryer. Part tiled floor. Part tiled walls. Built in cupboard with Vaillant gas fired boiler.





**BEDROOM (1):**  
4.55m (14'11") x 3.28m (10'9")



**LUXURY SHOWER ROOM EN SUITE:**

Quadrant shower cubicle with Bristan electric shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled floor.



**BEDROOM(2):**  
2.90m (9'6") x 2.86m (9'5")

**LUXURY BATHROOM WITH WHITE SUITE:**

Panelled bath. Mixer tap and shower attachment. Shower screen. Wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.



**TENURE:**

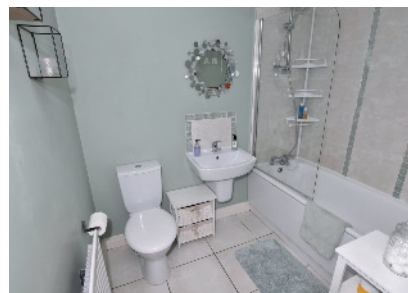
The owner has advised that no ground rent is demanded, we recommend the purchaser and their solicitor verify the tenure details.

**RATES PAYABLE:**

For period April 2021 to March 2022 £734.54

**SERVICE CHARGE:**

A service charge of £54.83 per month (at present) is payable to cover maintenance and cleaning to communal areas and insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.



**DIRECTIONS:**

From Lady Wallace Road turn into Sir Richard Wallace Road, turn right into Sir Richard Wallace Walk, number 34 is 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.



## 34 Sir Richard Wallace Walk

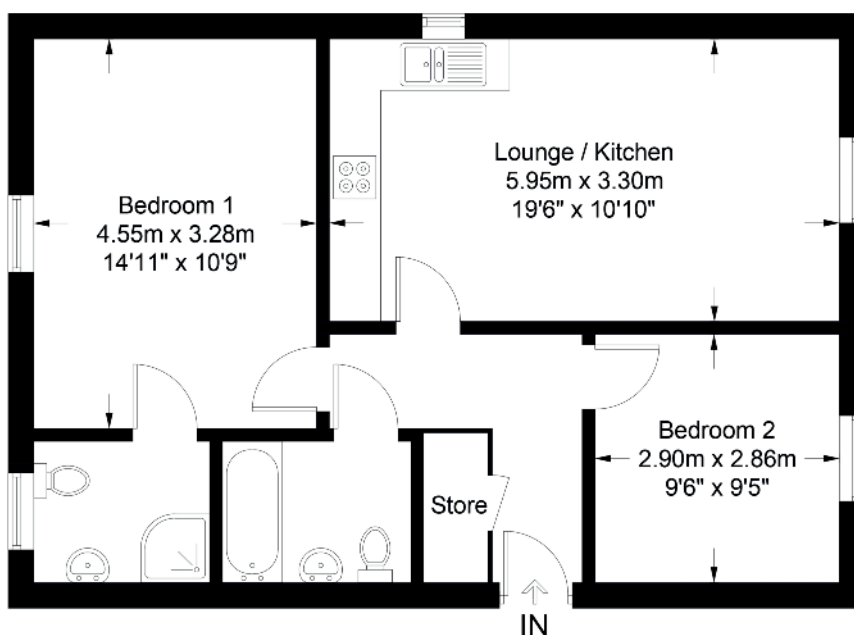


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID774628)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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