



C9 WAPPING LANE, HILLSBOROUGH, BT26 6AX

• A Most Outstanding And Well Presented Top Floor Apartment In This Exclusive And Highly Desirable Complex Within Easy Walking Distance Of Hillsborough Village Centre / **Approximately 832 Square Feet**

- Lift Access To All Floors
- Lounge With Oak And Marble Fireplace And Double Doors To Small Balcony With South Westerly Aspect
- Spacious Kitchen/Dining Area With Integrated Appliances
- Two Good Sized Bedrooms (One With Shower Room En Suite)
- Spacious Bathroom With White Suite
- Covered Car Parking Space
- Gas Fired Central Heating System With Worcester Combi Boiler

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C74

REF:MK070521HG

- PVC Double Glazed Windows
- Excellent C74 Energy Rating For Reduced Running Costs
- A truly superb top floor apartment occupying a perfect setting close to Hillsborough Village centre with its many restaurants, pubs, cafes and shops. With lift access to all floors and covered car parking this property will be of wide appeal and given that they don't come to the market very often, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Walk in store/hotpress. Separate built in cloaks storage cupboard with Intercom system to main entrance door.



LOUNGE:

3.63m (11'11") x 3.61m (11'10")

Oak fire surround with marble inset and hearth. Recessed spotlights. Double glazed double doors to small balcony with south westerly aspect.



SPACIOUS KITCHEN/DINING AREA:

4.37m (14'4") x 3.95m (13'0")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Belling integrated oven and Smeg gas hob. Extractor hood in stainless steel canopy. Part tiled walls. Integrated dishwasher. Tiled floor and recessed spotlights.



BEDROOM (1):
3.38m (11'1") x 3.34m (10'11")



SHOWER ROOM EN SUITE:

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



BEDROOM (2):
3.54m (11'7") x 2.97m (9'9")

BATHROOM:

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



OUTSIDE:

Covered car parking space

TENURE:

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

RATES PAYABLE:

For period April 2020 to March 2021 £1118

SERVICE CHARGE:

A service charge of £137.50 per month (at present) is payable to cover maintenance to communal areas, insurance and service to lift, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS:

From Ballynahinch Street turn into Wapping Lane, the apartments are on the right.

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



C9 Wapping Lane

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft

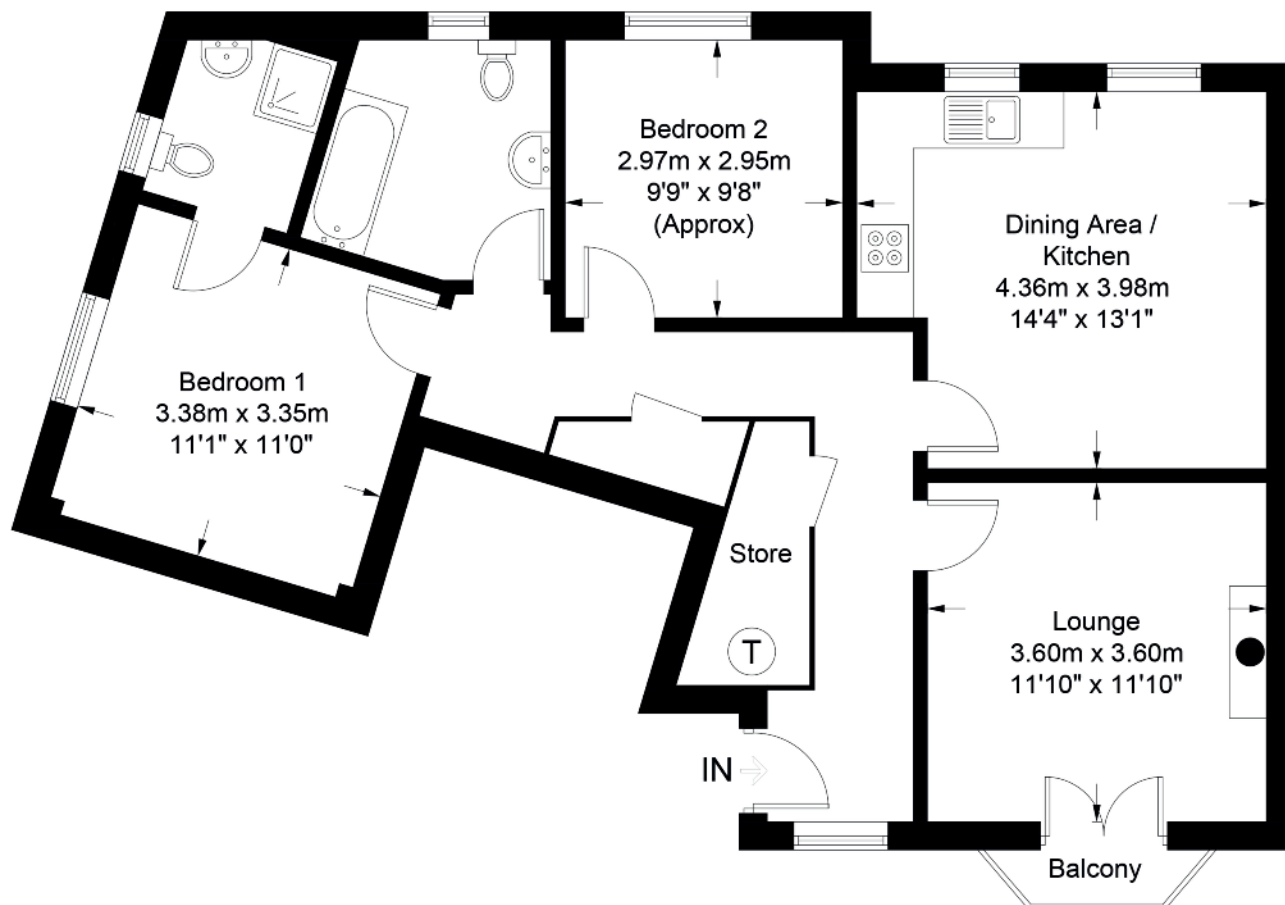


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID758804)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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