



## **40A DRUMARD PARK, LISBURN, BT28 2HU**

- An Exceptionally Well Presented Ground Floor Apartment Situated Within This Popular And Convenient Residential Location In Close Proximity To Lisburn City Centre
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Laminated Timber Floor
- Kitchen/Diner
- One Bedroom With Laminated Timber Floor
- Luxury Bathroom With White Suite Including Large Shower Cubicle
- Front Garden Laid In Lawn With Spacious Driveway

**PRICE: OFFERS IN THE REGION OF £69,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C7I**

**REF: MK100621SR**

- Communal Area To The Rear
- External Store
- Gas Fired Central Heating System
- Double Glazed Windows In Wooden Frames
- Excellent C7I Energy Rating For Low Running Costs



## ACCOMMODATION

Measurements are approximate

## OPEN PORCH AREA

### ENTRANCE HALL:

PVC double glazed entrance door. Storage cupboard.

### LOUNGE:

12' 11" x 12' 9" (3.93m x 3.88m)

Laminated timber floor.



### KITCHEN/DINER:

13' 0" x 8' 11" (3.97m x 2.71m)

Range of high and low level units. Granite effect round edge work surfaces. Extractor unit in stainless steel and glass canopy. Single drainer bowl and a half stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor. Dining bar. Storage cupboard with gas fired boiler. Plumbed for washing machine.





**BEDROOM (1):**  
**12' 9" x 10' 4" (3.88m x 3.16m)**  
Laminated timber floor.



**LUXURY BATHROOM:**

White suite. Large shower cubicle with thermostatic shower and drencher head. PVC panelled bath with centre mount waterfall style mono style mixer tap. Vanity unit with wash hand basin and waterfall style mono style mixer tap. Close couple low flush wc. Tiled walls. Laminated timber floor. Built in storage. Recessed spotlights.



**OUTSIDE**

Front garden laid in lawn with spacious driveway. External store. Communal area to rear.

**TENURE:**

We assume 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 £TBC

**SERVICE CHARGE:**

A service charge of approximately £12 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

**DIRECTIONS**

From Knockmore Road turn onto Drumard Drive. Turn left onto Drumard Park. Number 40a is 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.



## 40A Drumard Park

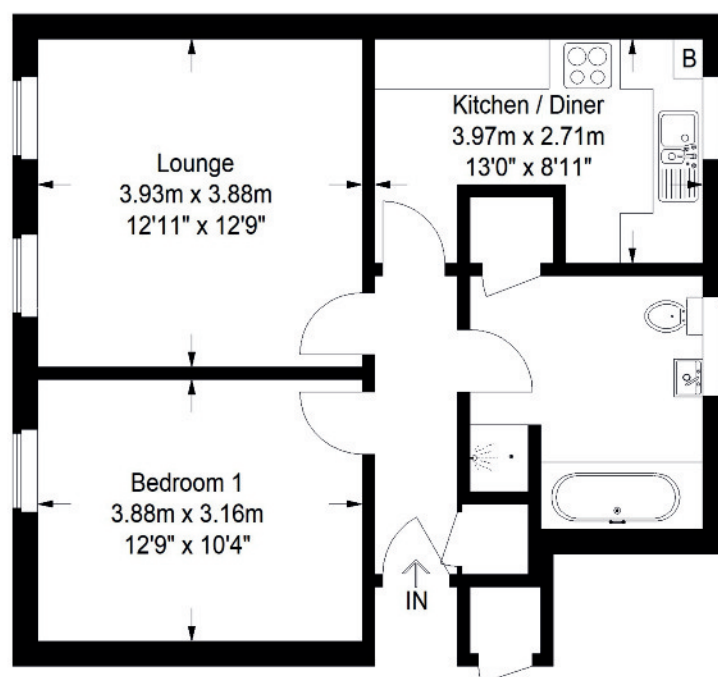


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VALUATION SERVICE

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

**www.hgraham.co.uk**

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