



92a HUGUENOT DRIVE, LISBURN, BT27 4YE

- A Well Presented Ground Floor Apartment Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Wall Mounted Coal Effect Electric Fire And Laminated Timber Floor
- Kitchen
- One Bedroom With Two Built In Storage Cupboards
- Modern Shower Room
- Enclosed Front Garden Laid In Lawn With Paved Path To Entrance Door

PRICE: OFFERS IN THE REGION OF £64,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF: GNI8062ISR

- Rear Communal Area With External Store
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Laminated timber floor. Store.

LOUNGE:

12' 7" x 12' 5" (3.83m x 3.79m)

Wall mounted coal effect electric fire. Tiled hearth. Laminated timber floor.

KITCHEN:

12' 5" x 7' 7" (3.79m x 2.31m)

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Part tiled walls. Ideal gas fired boiler. PVC double glazed door to rear communal area.



BEDROOM (1):

12' 9" x 9' 3" (3.88m x 2.83m)

Measurements taken to widest points. Two built in storage cupboards.



MODERN FITTED SHOWER ROOM:

White suite. Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Tiled floor.



OUTSIDE

Enclosed front garden laid in lawn with paved path to entrance door. Rear communal area. External store.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is included within the service charge, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2021 to March 2022 £355.67

SERVICE CHARGE:

A service charge of approximately £239.14 per year (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 Low Road turn onto Grove Street. At the end of the road turn right onto Huguenot Drive. Number 92A 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.



92A Huguenot Drive

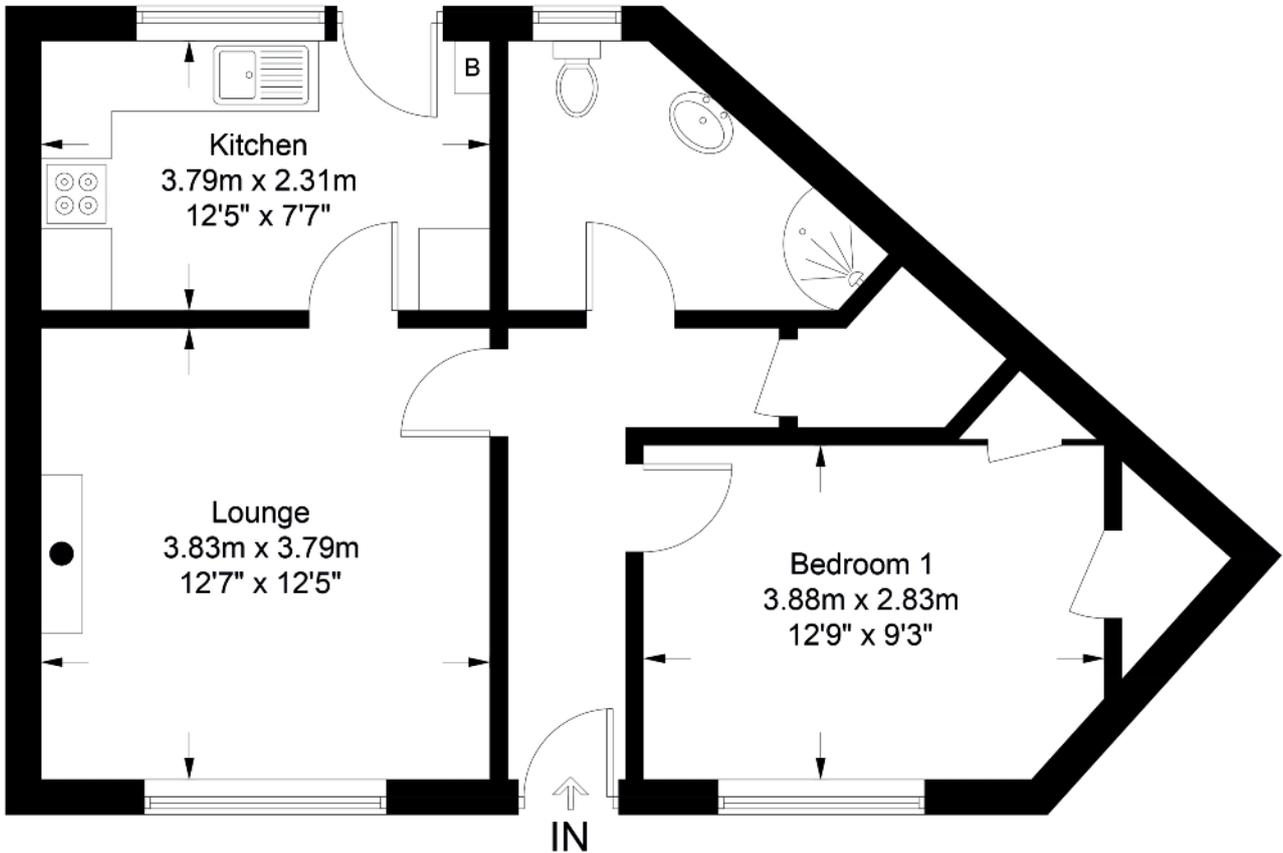
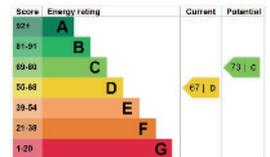


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID772461)



VALUATION SERVICE

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