



## **6 AMBLESIDE MEWS, LISBURN, BT28 2FG**

- A Well Presented First Floor Apartment Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With PVC Composite Double Glazed Entrance Door
- Lounge With Decorative Wooden And Granite Fireplace Plus Solid Wood Floor
- Kitchen/Dining Area With Integrated Appliances
- Two Bedrooms (One With Solid Wood Floor And Built In Storage / One With Laminated Timber Floor)
- Tiled Shower Room With Thermostatic Shower And Chrome Finish Heated Towel Rail
- Front Garden Laid In Lawn With Pavior Brickset Driveway

**PRICE: OFFERS IN THE REGION OF £119,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C7I**

**REF: JK010923SR**

- Enclosed Rear Decking Area
- Large Garden Shed With Light And Power Plus Bar Area
- Economy 7 Heating System
- PVC Double Glazed Windows

## **ACCOMMODATION**

Measurements are approximate.

### **ENTRANCE HALL:**

PVC composite double glazed entrance door.

### **FIRST FLOOR**

#### **LOUNGE:**

**13' 1" x 10' 7" (4.00m x 3.22m)**

Decorative wooden and granite fireplace. Solid wood floor. Recessed spotlights. Built in storage.



#### **KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:**

**11' 11" x 10' 2" (3.63m x 3.10m)**

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge freezer. Extractor unit. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Part tiled walls. Tiled floor. Recessed spotlights.



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

**12' 10" x 9' 10" (3.90m x 2.99m)**

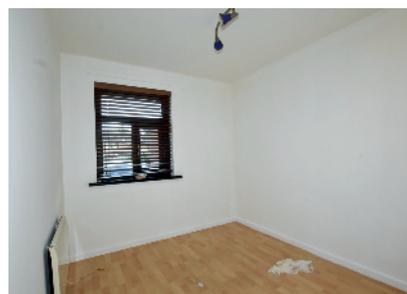
Solid wood floor. Recessed spotlights.  
Built in storage.



### **BEDROOM (2):**

**10' 2" x 7' 5" (3.11m x 2.27m)**

Laminated timber floor.



### **TILED SHOWER ROOM:**

Shower cubicle with thermostatic shower. Vanity unit with circular wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



### **OUTSIDE**

Front garden laid in lawn with pavior brickset driveway. Enclosed rear decking area. Large garden shed with light and power plus bar area.



### **DIRECTIONS:**

From Knockmore Road turn onto Ballymacoss Avenue. Turn left onto Windermere Road then left into Ambleside Crescent. Turn right into Ambleside Mews. Number 6 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.



**TENURE:**

We have been advised the tenure for this property is leasehold and the annual ground rent is £10, we recommend the purchaser and their solicitor verify the details.

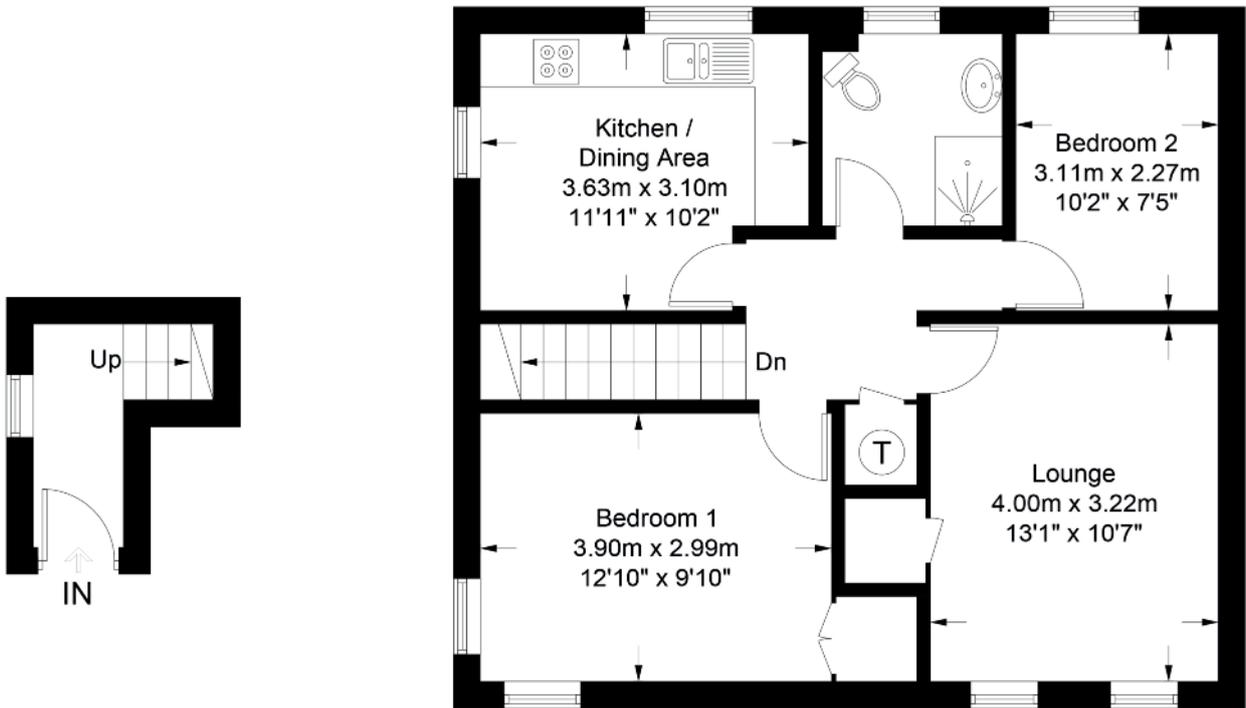
**RATES PAYABLE:**

For period April 2023 to March 2024 £476.86

**SERVICE CHARGE:**

A service charge is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

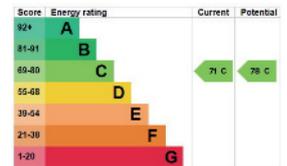
**6 Ambleside Mews**



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1000536)



**VALUATION SERVICE**

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

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