



## 20 Benavon Court, Lisburn

**£159,500** Leasehold

A rare find indeed! Seldom does a ground floor apartment with garage and garden come to the market and we are delighted to offer this well located property for sale.

Ground floor apartment | Lounge | Conservatory | 2 Bedrooms | Bathroom with separate shower | Detached Garage | Garden |  
Hardwood double glazing | Oil fired central heating | Chain free |

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**FALLOON**  
Estate Agents

A rare find indeed! Seldom does a ground floor apartment with garage and garden come to the market and we are delighted to offer this well located property for sale.

Part of the small and highly sought after Benavon Court, off the Antrim Road, the apartment also benefits from great accessibility to the town centre, train station, schools and major supermarkets.

The accommodation briefly comprises, entrance hall with storage off, a spacious Lounge / dining room, with an inner hall giving access to two good sized bedrooms, the bathroom with both bath and separate shower provision, and kitchen with access to a PVC double glazed conservatory and the rear garden.

The property benefits from oil fired central heating and hardwood double glazing.

There are well-maintained communal areas within the scheme but this property has both private garden space and driveway parking for several cars leading to the detached garage.

The Antrim Road area of Lisburn is renowned as an excellent residential location and this property will be of appeal to those perhaps downsizing but not wanting to do so without outside space and a garage.

A chain free sale, prospective purchasers should act early to avoid disappointment.

Tenure: Leasehold

Parking options: Garage, Off Street

Garden details: Private Garden

## GROUND FLOOR :

### Entrance hall

Mahogany double glazed PVC entrance door. Laminate flooring. Alarm system.

### Cloakroom

Walk in cloaks /storage cupboard. Shelves. Light.

### Lounge/dining

w: 5.07m x l: 6.11m (w: 16' 8" x l: 20' 1")

Decorative fireplace with mahogany surround. 2 double panelled radiators.

### Kitchen

w: 2.75m x l: 4.3m (w: 9' x l: 14' 1")

Range of high and low level units. 'Franke' stainless steel sink unit, mixer tap. Space for cooker. Concealed extractor fan over. Space for fridge and freezer. Part tiled walls. Laminate flooring. Double panelled radiator.

### Conservatory

w: 3.6m x l: 4.32m (w: 11' 10" x l: 14' 2")

L-shaped. Tiled floor. Concealed electric sockets. Double panelled radiator. PVC door to rear garden.  
(dimensions at widest points)

### Bedroom 1

w: 3.27m x l: 3.38m (w: 10' 9" x l: 11' 1")

Range of fitted furniture. Single panelled radiator.

### Bedroom 2

w: 2.35m x l: 3.27m (w: 7' 9" x l: 10' 9")

Range of fitted furniture. Single panelled radiator.



**Bathroom**

Coloured suite. Panelled bath. Shower cubicle with 'Redring' electric shower. Pedestal wash hand basin. Low flush WC. Tiled walls. Laminate tiled floor. Downlighters. Hot press.

**Outside**

Spacious brick pavior driveway.

Patio garden to rear. Oil fired boiler. Oil storage tank.

**Garage**

Up and over door. Pedestrian door. Light and power.

**Tenure**

We have been advised that this a leasehold property with the lease being for a period of 999 years from 1st December 1989 and subject to ground rent of £0.05 if demanded. We recommend the purchaser and their solicitor verify the details.

**Rates payable**

Details from the LPSNI website - estimated rates bill £1091.76

**Service Charge**

We are advised the management company charge is £149 per quarter



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.