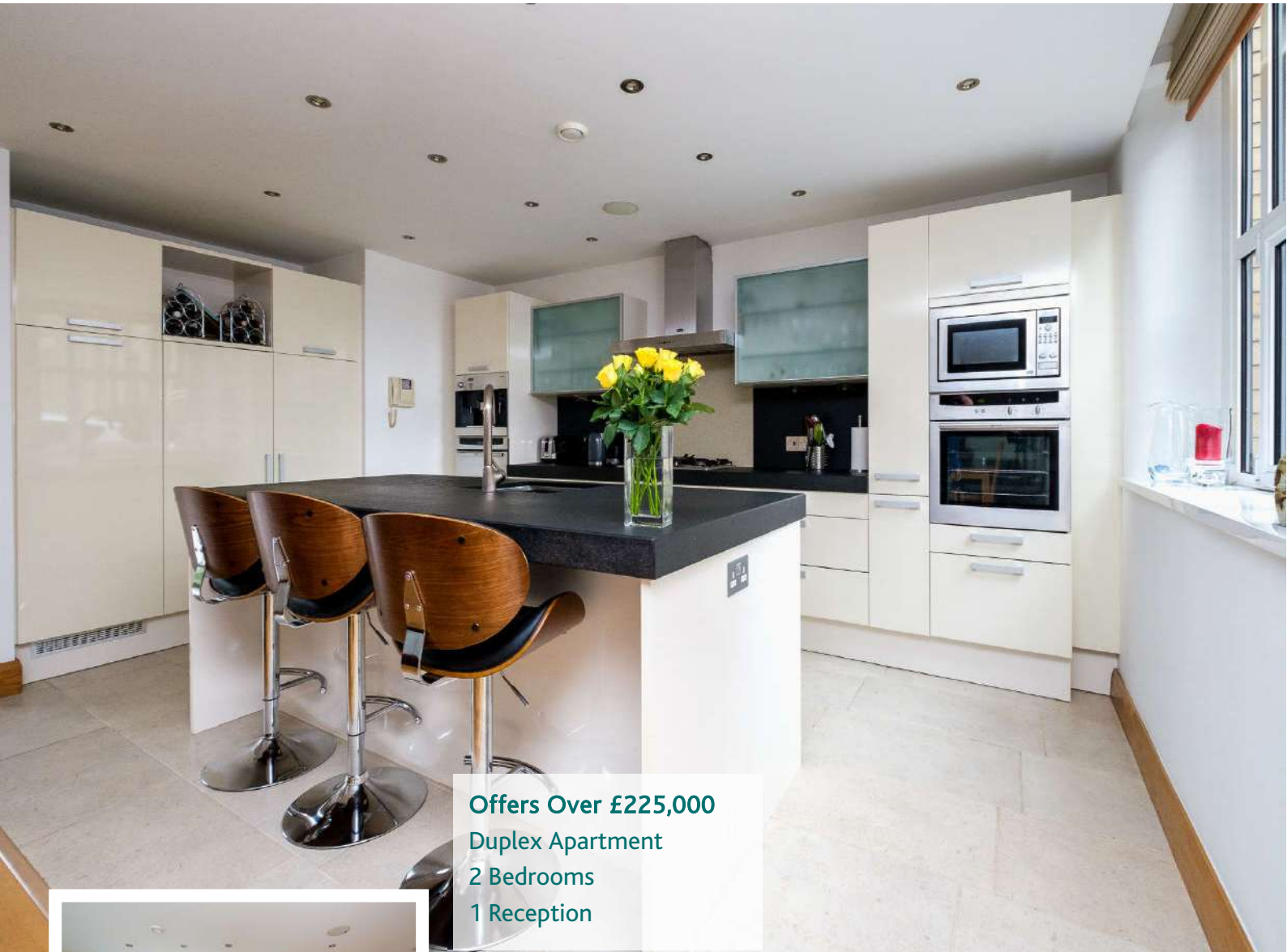


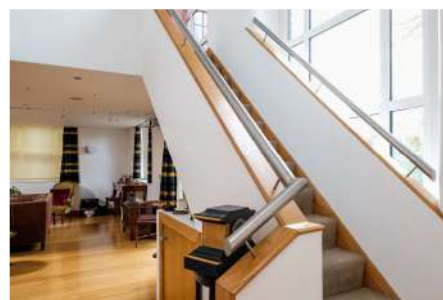


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

5 The Courtyard, The Mill Village | Comber, BT23 5GR
OFFERS OVER £225,000



Offers Over £225,000
 Duplex Apartment
 2 Bedrooms
 1 Reception



Property Features

- Exceptional Duplex Apartment Within Award Winning Development
- On Site Residents' Swimming Pool, Spa and Fitness Suite
- Exceptional Interior Design and Presentation
- High Level of Specification and Quality Fittings Throughout
- Open Plan Lounge/Dining Room with Feature Period Windows Dissecting Through the First Floor
- French Doors From Living Space to Easily Maintained Paviour Garden
- Ground Floor WC, Separate Utility Room
- Excellent Storage Provision Throughout
- Two Large First Floor Bedrooms Including Master Suite with En Suite Dressing Area, Quality Fitted Wardrobes and En Suite Bathroom
- Gas Fired Central Heating and Double Glazing Throughout
- Air Exchange Ventilation System and Beam Vacuuming System
- Multi Room Surround Sound System with Built-in Speakers
- Resident's Doorstep Parking and Indoor Access to Private Courtyard Garden

Accommodation

Ground Floor

Reception Porch

Kitchen/ Dining/ Living Space
30'4" x 25'6"

Separate ground floor W.C

Utility Room
6'7" x 6'7"

Staircase to First Floor

First Floor

Master Bedroom

25'6" x 10'7"

En suite Bathroom

Bedroom Two

17'10" x 11'10"

En Suite Dressing Room

7'8" x 7'3"

En Suite Shower Room

11'5" x 8'1"

Outside

Enclosed Rear Courtyard

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk



Originally a linen mill dating back to the 19th century, The Mill Village has been sympathetically converted combining contemporary design with the traditional stone mill buildings creating an award winning development. The residents within The Mill Village enjoy access to a fantastic leisure complex in the Linen House building which includes swimming pool, spa and fitness suite. Number 5 is quite different from what is normally available within this development. Number 5 enjoys its own entity with its own front door and spacious courtyard garden. This duplex apartment shares more similarities with town house living with residents' parking on the doorstep. The property has been finished to a most exacting specification and oozes opulence and character.



Directions

Travelling from Comber Square along Killinchy Street, at the roundabout take the third exit onto the A22. The Mill Village will be on your left. The property will be located in the first block on the left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	71	71



Viewing

By appointment through agent.

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