



The Loom Penthouse, 20 The Linen House, The Mill Village, Comber, BT23 5WS  
Luxury Penthouse Apartment in an Exclusive Award Winning Development - £239,500





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## Luxury Penthouse Apartment - £239,500

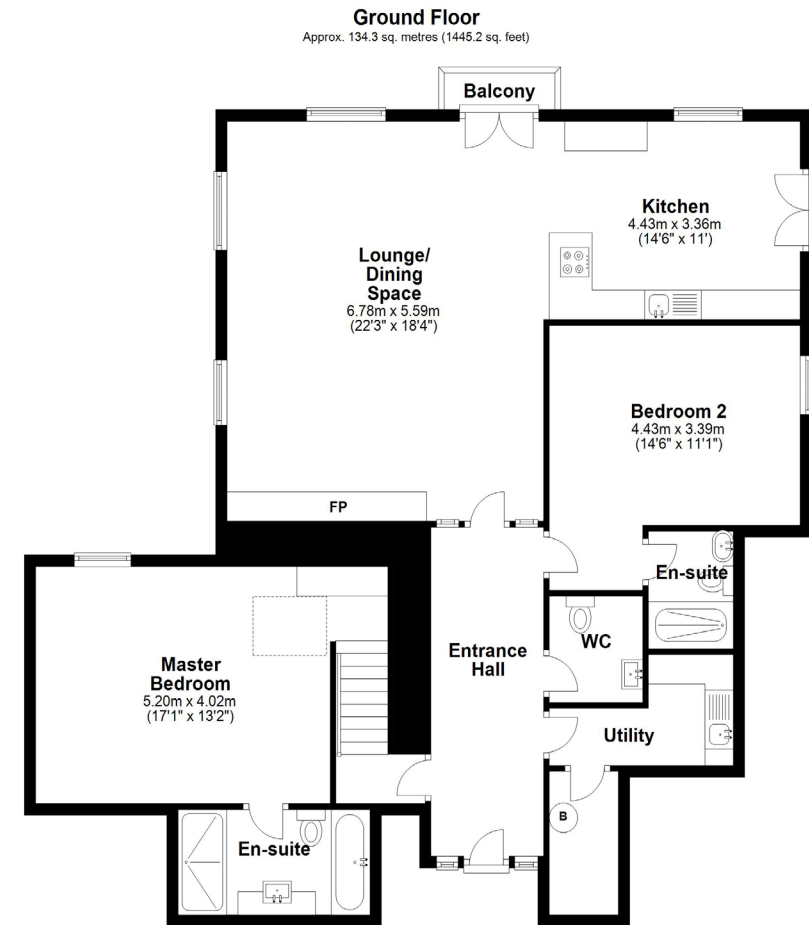
One of a limited number only of individually designed penthouses in this exclusive complex, this magnificent apartment offers bright, spacious, highly specified accommodation offering charm with a contemporary theme. Located in the Linen House building, the property enjoys direct access to the residents only swimming pool and fitness suite

### Key Features

- Luxury Penthouse Apartment in an Exclusive Award Winning Development, Converted From a Former Stone Built Linen Mill
- Bright Living/Dining Room with Floor to Ceiling Windows and Balcony
- Luxury Nolte Kitchen with Built In Miele Appliances & Separate Utility Room
- Two Spacious Bedrooms Both with Ensuite Facilities & Built In Luxury Furniture
- Home Cinema System & Wired for Multi Room Sound System
- Beam Vacuum System & Air Exchange System
- Double Glazed Windows & Highly Insulated for Heat and Sound
- Gas Fired Central Heating (New Boiler)
- Allocated Parking Space

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.

## Floor Plans



Total area: approx. 134.3 sq. metres (1445.2 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	80	82
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## Office Information

Comber office

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