



24 Groomsport House, Groomsport, BT19 6GH
Easily Managed Duplex Apartment in an Exclusive Location - £155,000



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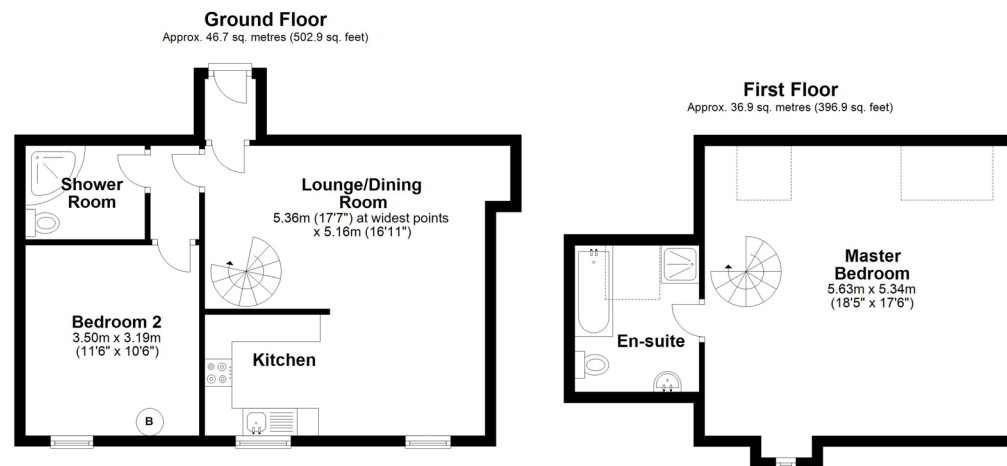
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Set in landscaped communal gardens with direct access to a sandy beach, this imposing property has been sympathetically converted into luxury apartments. These individually designed homes retain many period features and each exude a delightful air of elegance, both personally and in their gracious common areas.

Key Features

- Easily Managed Duplex Apartment in an Exclusive Location With Abundant Character
- Living/Dining Room Open Plan to Well Fitted Modern Kitchen With Built In Appliances
- Lower Level Bedroom and Bathroom Plus Feature Spiral Staircase to First Floor Master Suite With Beamed Ceiling and Full Bathroom Ensuite
- Gas Fired Central Heating
- Double Glazed Windows
- Allocated Parking Space Plus Visitor Parking Areas
- Residents Tennis Court and Barbecue Area

Floor Plans

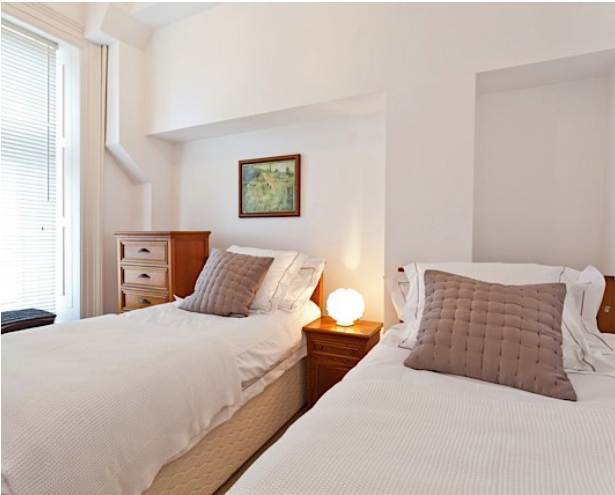
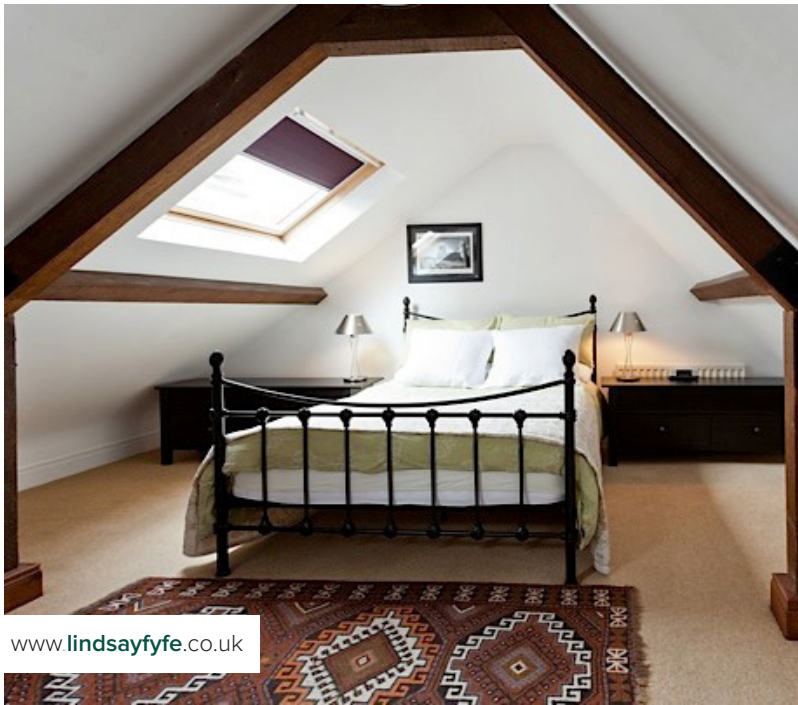


Total area: approx. 83.6 sq. metres (899.8 sq. feet)

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.

24 Groomsport House Road, Groomsport

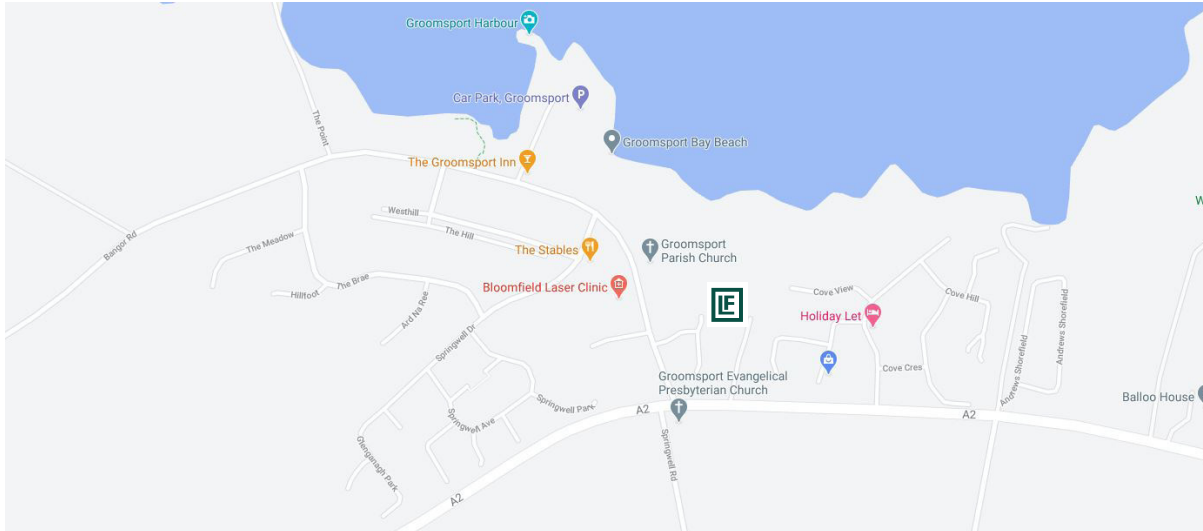
We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we 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.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		50
F 21-38		
G 1-20	10	
Not energy efficient - higher running costs		

Office Information

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