

Exterior:

The apartment is access via private doorway leading to internal staircase & passenger lift.

Heating is via mains gas

uPVC Double Glazed Windows with hardwood doors.

On site car parking & bin store

Approximate annual rates payable per 2019:
£729.51

Tenure:

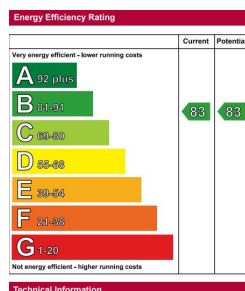
Leasehold - Annual Ground Rent Payable of approx £200.

Solicitor:

TBC

Service Charge:

Service Charge is approx £800 pa payable for communal maintenance and associate charges.



the mark of
property
professionalism
worldwide



-MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

- The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- Any areas, measurements or distances referred to herein are approximate only.
- Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

www.nreproperties.com

11 Shell Hill Mews, Coleraine



Offers Over £110,250

- Well presented 3 Bedroom 1st Floor Apartment.
- Located in a quiet location of Coleraine within the Modern New Shell Hill Development which is within close proximity to the University of Ulster and has easy access on to the main routes to Portstewart & Portrush.
- The property comprises of a open plan living / kitchen area, 3 no bedrooms (1 ensuite) and main bathroom.
- The property also benefits from on site parking and is within close proximity to a number of local Schools, bus & train routes and other local amenities and is also HMO & Tourist Board approved.
- The property would make an ideal investment property or summer residence.
- Viewing comes highly recommended and strictly by appointment through the selling agent.

Northern Real Estate

Whitehall Chambers | 43 New Row | Coleraine | BT52 1AE T:028 7032 9222 W: www.nreproperties.com

Accommodation Comprising

Entrance Hall:

1.28m x 8.77m

Tiled floors, painted walls and lighting

Open Plan

Living / Kitchen & Dining Area

Living / Dining Area:

4.10m x 5.11m

Tiled flooring, painted walls, telephone and TV points.

Kitchen:

3.25m x 4.01m

Tiled floors, painted walls, eye and low level units with tiling between, SS Sink unit, integrated dishwasher, fridge freezer, hob & oven, storage cupboard and recessed lighting.

Bathroom:

2.54m x 2.97m

Tiled floors, half painted & half tiled walls. Walk in shower cubicle with PVC panelling and mains shower, white bathroom suite to include bath, sink & w/c and recessed lighting.

Bedroom 1:

2.96m x 3.99m

Carpet floors, painted walls, phone point.

Ensuite:

1.72m x 1.78m

Tiled floor, half painted & half tiled walls, modern sink & w/c, fully tiled walk in shower cubicle with mains pressure shower and recessed lighting.

Bedroom 2:

4.17 m x 3.67 m

Carpet floors, painted walls, lighting, T.V point and bay window.

Bedroom 3:

2.46m x 2.98m

Carpet flooring, painted walls, lighting and T.V point.

