



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE 3 bed detached new build

27a Glenview Drive, Lurgan, BT66 7ES

LOCATION / DESCRIPTION

Lurgan is a popular commuter town located c. 18 miles south of Belfast and forms part of the Craigavon Urban Area.

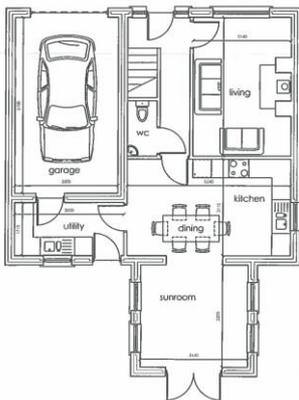
This well presented 3 bed detached property with integral garage is a new build property being sold as in investment with the tenant in situ.

TENANCY DETAILS

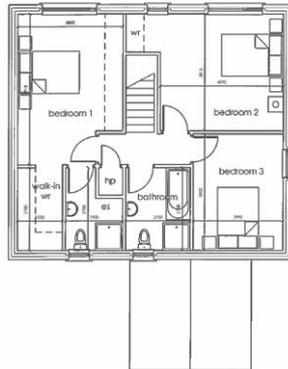
The property is currently let and generating a rental income of £800 per month on the basis of a 12 month lease from 14th September 2020 to 13 September 2021.

ACCOMMODATION

| Description | m ² | sq ft |
|--|----------------|--------------|
| GROUND FLOOR | | |
| Living Room | 14.0 | 151 |
| Kitchen / Dining | 16.6 | 179 |
| Sunroom | 11.4 | 123 |
| Utility | 6.2 | 67 |
| FIRST FLOOR | | |
| Bedroom 1 inc. en-suite & walk in wardrobe | 21.6 | 233 |
| Bedroom 2 | 14.0 | 151 |
| Bedroom 3 | 10.8 | 116 |
| Bathroom | 5.8 | 62 |
| TOTAL | 100.4 | 1,082 |
| Integrated Garage | 21.4 | 230 |



proposed ground floor plan



proposed first floor plan

SALES DETAILS

| | |
|----------------|---|
| PRICE: | Offers over £150,000 |
| TITLE: | Assumed Freehold / Long Leasehold |
| CAPITAL VALUE: | The capital value of the subject property will be assessed in due course, this not in place as yet with the new build status. <u>Perspective purchasers should make their own enquiries to confirm the rates payable.</u> |

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



O'Connor Kennedy Turtle
Belfast & Coleraine
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Ref: HT/RM/C4309

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

