



**26 GORDONVILLE, LODGE ROAD, COLERAINE, BT52 1EJ**



- FIRST FLOOR APARTMENT
- 2 BEDROOMS
- EXCELLENT LOCATION
- 1 RECEPTION ROOM
- 1 BATHROOM
- OFF STREET PARKING

**OFFERS AROUND £110,000**

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	73	79
<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		



A delightful two bedroom first floor apartment located in the ever popular Gordonville development which consists of 27 units. Constructed circa 1995 by the well established and award winning Patton Group, the development has been finished off to their usual high standards and excellent workmanship. With its excellent location and ease of access to the town centre and commuting roads this property is sure to generate much interest.

#### FEATURES

- 2 Bedrooms , living room, kitchen room, bathroom.
- Double glazing windows in hardwood frames.
- Waking distance to health centre, shops and the main town centre itself.
- Immaculately maintained development which is extremely quiet.
- Excellent condition throughout.
- Would be perfect as a retirement property.

**(028) 7034 4433**

**WWW.PHILIPTWEEDIE.COM**

## ACCOMMODATION

### COMMUNAL HALLWAY

Tiled floor to entrance and carpeted stairway.

### ENTRANCE HALL

Solid wood front door.  
Intercom.

Cloaks cupboard with shelving.

Shelved Hotpress.

### LIVING ROOM:

(4.9m x 4.2m)  
Carpeted with bay window and TV point.

### KITCHEN:

(3.5.m x 1.8m)  
Tiled floor, high and low level storage units, space for oven with extractor fan over, space for fridge, plumbed for washing machine, single drainer stainless steel sink unit and part tiled walls.

### BEDROOM 1:

(3.6m x 2.4m)  
Carpeted double room with television point.

### BEDROOM 2:

(2.7m x 2.6m)  
Carpeted.

### SHOWERROOM

Comprising fully tiled walk in shower cubicle with mains shower, low flush WC, pedestal wash hand basin, extractor fan, part tiled walls and tiled floor.





Regulated by RICS



## EXTERNAL FEATURES

- Off street parking
- Communal grounds maintained by management company

## DIRECTIONS

Taravelling out of Town on the Lodge Road, Gordonville is the development located on the right hand side after the Fire Station.

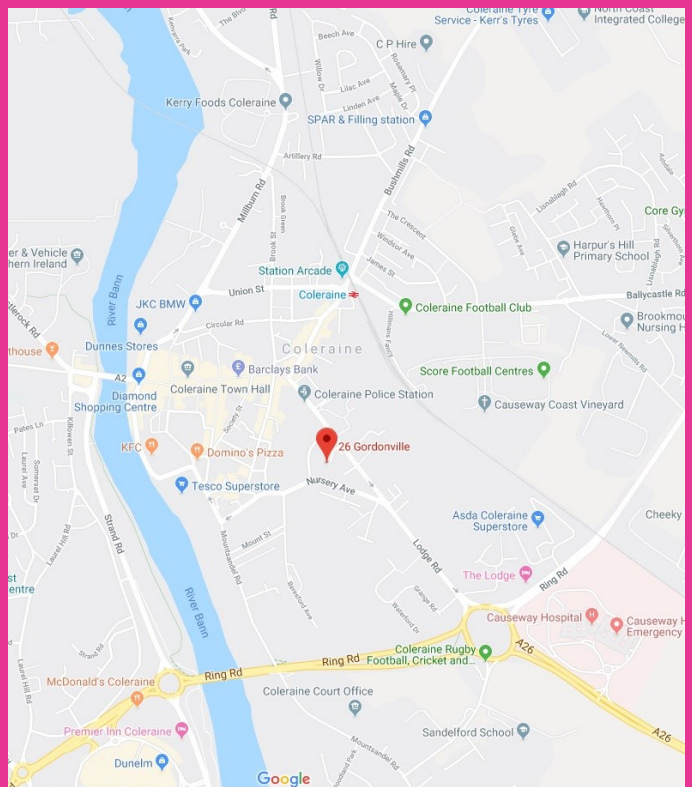
## ADDITIONAL INFORMATION

**TENURE: TBC**

**MANAGEMENT FEE: £760 PA**

**ANNUAL RATES:**

**£655.60**



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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