

Woodbrook Green, Lisburn, County
Antrim, BT28

Asking Price: £155,000
Leasehold

 **Reeds Rains**

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Woodbrook Green, Lisburn, County Antrim, BT28
Asking Price: £155,000 Leasehold

Council Tax Band:
EPC Rating: C

Charming first-floor apartment boasting 2 bedrooms and a balcony. This property features a sleek modern design, an open-plan living area, and ample natural light. Conveniently located near local amenities and excellent transport links. Perfect for first-time buyers or investors.

Entrance Hall

Wooden flooring, built-in gas boiler.

Kitchen/ Living/ Dining Room

32'10" x 10'9" (10m x 3.28m)

Wooden flooring, French doors to Balcony, exceptional range of modern fitted high and low level units, granite work tops, built-in dishwasher and fridge/ freezer, single drainer stainless steel sink unit, ceramic hob and electric oven, tiled flooring.

Balcony

Glazed panels.

Bedroom 1

13'11" x 12'6" (4.24m x 3.8m)

Built-in robes.

En-Suite

Separate shower cubicle with controlled shower unit, wash handbasin, low level WC, wall and floor tiling.

Bedroom 2

12'2" x 9'8" (3.7m x 2.95m)

Bathroom

Deluxe white suite comprising panelled bath, wash handbasin, low level WC, wall and floor tiling.

Communal Gardens

To front and rear

Cart Parking

To side.

Note To Purchasers

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 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

Management Co

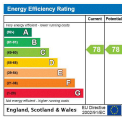
Approx £130 per month.

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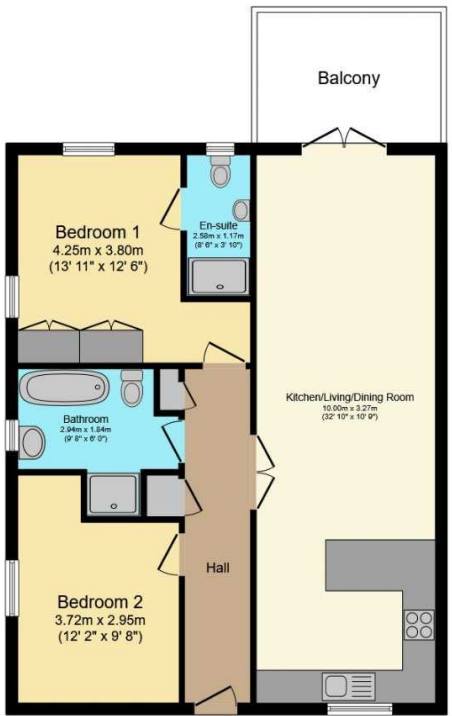
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 76.2 sq.m. (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Other important information which you will need to know about this property can be found at reedsrains.co.uk