

TEMPLETON
ROBINSON



Regarded as one of the Province's most prestigious developments, "Sharman" is set in a beautiful, picturesque location on the shores of Belfast Lough.

This particular apartment has been finished by the (sole) owners to a most exacting specification. A host of extras have been fitted and, with being on the top floor, there are high ceilings and a useful loft.

With views across the beautifully maintained communal gardens to Belfast Lough, this is a superb opportunity to purchase a stunning, stylish apartment in this highly regarded location.

Offers Around
£315,000

Apt 7 Sharman House,
Old Windmill Road,
Crawfordsburn,
BT19 1XN

Viewing by
appointment
through agent
028 9042 4747



- Outstanding 2nd Floor Apartment (top floor)
- 2 Double Bedrooms, master with superb En-Suite
- Spacious Living Room with Dining Area, sea views
- Ceiling-suspended gas coal effect fire stove
- Luxury Kitchen with excellent range of built-in appliances
- Deluxe White Bathroom Suite
- Visitor and resident parking
- Phoenix Natural Gas underfloor central heating system
- Double glazed window frames
- Finished to highest specification, beautifully presented throughout
- Communal gardens with BBQ area & tennis court
- Direct access to coastal path and beach

The Property Comprises:

Ground Floor

Front door, entrance foyer.

Lifts and stairs to 2nd Floor.

THIRD FLOOR

Double solid oak front door.

ENTRANCE HALL: Study area, ceramic tiled floor.



INNER HALLWAY: Ceramic tiled floor. Large built-in hotpress with Megaflo high pressure water tank, shelving. Access to ROOFSPACE (part-floored) via Slingsby type ladder. (Entry phone).

LIVING/DINING ROOM: 23'2" x 16'3" Sea views, entry phone, corniced ceiling, ceramic tiled floor, feature Focus ceiling-suspended gas coal effect fire.

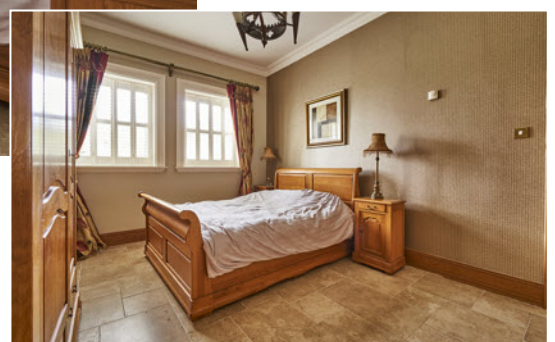


Double doors to . . .

KITCHEN WITH BREAKFAST AREA : 13'5" x 13'5" Luxury range of high & low level units with granite work surfaces, twin Franke inset stainless steel sink unit, 5-ring gas Britannia range, integrated Bosch microwave, stainless steel canopy with extractor fan, plumbed for US style fridge, integrated dishwasher, ceramic tiled floor, part tiled walls. Casual Dining Area.



MASTER BEDROOM: 14'1" x 11'3" Ceramic tiled floor.



ENSUITE SHOWER ROOM: Comprising large walk-in shower cubicle with power shower, low flush wc, pedestal wash hand basin, heated towel rail, ceramic tiled floor, mostly tiled walls, recessed shelving, built-in robes.



BEDROOM (2): 11'6" x 9'0"



BATHROOM: Deluxe white suite comprising panelled bath with telephone hand shower, pedestal wash hand basin, low flush wc, heated towel rail, mostly tiled walls, ceramic tiled floor.



OUTSIDE

Beautifully maintained gardens with BBQ area, spacious lawns, helipad and direct access to beach. Tennis court.

Residents and visitor parking.



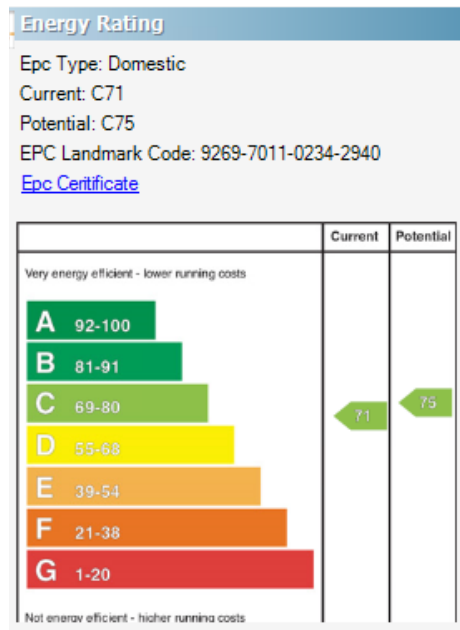


Service Charge

Management charge - £157 per month (£1894 p/a) includes - Buildings Insurance.
(Not contents) maintenance of ALL communal areas (ie - electric gates, fire alarm, refuse bins, electricity, carpets, gardens, tennis area, BBQ area & part time caretaker).

Location:

Go through village and around 500 yards from the Old Inn, Old Windmill Road is on the left hand side. Continue to bottom of road and go through gates. Parking is available to right of tennis court at bottom of driveway.



North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com

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