



2 Spinnaker Court Shore Road, Newtownabbey, BT37 0FL

**Offers Around
 £184,950**

We are delighted to offer for sale this extremely well presented ground floor apartment which is located in the much sought after Langley Hall development just off the Shore Road, Jordanstown and will suit a variety of purchaser especially those looking to downsize.

Inside the accommodation comprises: communal entrance hall, entrance hall with semi solid oak flooring, large lounge with feature limestone fireplace with inset gas fire, PVC double glazed double doors to rear and open to a modern high gloss fitted kitchen / diner with built in oven & hob and a range of integrated appliances.

There are also two bedrooms, master with luxury ensuite and a separate luxury bathroom with white suite

Other benefits include PVC double glazing and gas heating

Outside there is a communal gardens to front and communal parking at rear.

Early viewing recommended !!

2 Spinnaker Court

Shore Road, Newtownabbey, BT37 0FL



- Ground Floor Apartment
- 2 Bedrooms Master Ensuite
- Large Lounge
- Luxury Kitchen / Diner
- Luxury White Bathroom
- PVC Double Glazing / Gas
- Stunning Presentation
- Popular Location

ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE

Tiled floor

ENTRANCE HALL

Semi solid oak flooring, radiator, intercom, storage cupboard

LOUNGE

18'4" x 15'3" at widest (5.59m" x 4.65m" at widest)

Feature limestone fireplace with inset, gas fire, tiled floor, radiator, pvc double glazed doors to rear, open to kitchen / diner

KITCHEN / DINER

18'7" x 13'6" at widest (5.66m" x 4.11m" at widest)

Modern range of high gloss high and low level units, quartz worktop, basin and a half inlaid sink unit, built in oven, gas hob, stainless steel extractor fan, integrated fridge / freezer, dishwasher and washer / dryer, gas boiler, tiled floor, radiator

BEDROOM 1

11'5" x 10'8" at widest (3.48m" x 3.25m" at widest)

Radiator

ENSUITE

Chrome corner shower cubicle, thermostatic shower, semi pedestal

wash hand basin, low flush wc, partly tiled walls, tiled floor, modern radiator

BEDROOM 2

11'1" x 8'1" at widest (3.38m" x 2.46m" at widest)

Radiator

BATHROOM

Luxury white suite comprising feature oval freestanding bath, floor mounted tap with shower attachment, floating vanity unit, low flush wc, fully tiled walls tiled floor, heated towel radiator.

OUTSIDE

Communal garden to front
Communal parking at rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark