



## 10 Hollybrook Hill Hightown Road, Newtownabbey, BT36 7FA

**Offers Over  
£129,950**

We are delighted to offer for sale this superbly appointed duplex apartment located within the highly desirable Hollybrook Hill development just off the Hightown Road, Newtownabbey and will ideally suit a variety of purchaser.

Inside the accommodation comprises; private hallway with furnished cloakroom and a spacious open plan kitchen / living / dining with built in oven & hob, integrated appliances and a bay window to front.

There are also two bedrooms and a modern family bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there are communal gardens to front, side and rear and communal parking to front.

**Early viewing recommended !!**

# 10 Hollybrook Hill

## Hightown Road, Newtownabbey, BT36 7FA



- Immaculately Presented Duplex Apartment
- Two Double Bedrooms
- Open Plan Kitchen / Living / Dining
- Modern White Bathroom
- PVC Double Glazing
- Gas Heating
- Communal Parking & Gardens
- Ideal First Time Purchase

### ACCOMMODATION COMPRISES

### COMMUNAL HALLWAY

### FIRST FLOOR

#### ENTRANCE HALL

Hardwood front door

#### FURNISHED CLOAKROOM

Wall hung basin, low flush wc, partly tiled walls, tiled floor

#### OPEN PLAN KITCHEN / LIVING / DINING

19'3" x 12'4" (5.87m" x 3.76m")  
Range of high and low level

units, formica worktop, stainless steel basin and a half sink unit, integrated stainless steel under oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, integrated washer / dryer, tiled floor, storage cupboard, bow window

### STAIRS TO FIRST FLOOR

#### BEDROOM 1

12'4" x 10'7" (3.76m" x 3.23m")  
Built in cupboard with gas boiler

#### BEDROOM 2

10'7" x 7'9" (3.23m" x 2.36m")  
Velux window

#### BATHROOM

Modern white suite comprising wall hung wash hand basin, low flush wc, panelled bath with shower attachment, glass shower screen, partly tiled walls, tiled floor, velux window

#### OUTSIDE

Communal garden in lawn to front, side and rear  
Communal parking area  
Enclosed bin store



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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