

## 127D GLENKEEN AVENUE CARRICKFERGUS BT38 8ST



First floor two bedroom apartment  
Built in wardrobe in bedroom two  
12'8 x 12'5 lounge  
Separate kitchen with Beech style units  
Built in stainless steel oven, hob and chimney style extractor  
White bathroom suite  
Shared Yard at the rear  
Off road parking space  
Ideal investment property  
No ongoing chain  
Lease - 125 years from 4th August 2003.  
Ground rent - £10.00 per annum.  
Service charge - tbc

### Price £62,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### Entrance hall

Economy 7 heater, security entry phone, doors to;



### Lounge

12'9" x 12'5"

Window to front aspect, economy 7 heater.



### Kitchen

12'5" x 7'7"

Window to rear aspect, range of high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in stainless steel oven and four ring ceramic hob with stainless steel chimney style extractor fan over, plumbing for washing machine, airing cupboard, ceramic tiled flooring.



### Bedroom one

12'11" max x 9'3"

Window to front aspect, built in wardrobe.

### Bedroom two

11'8" x 8'9"

Window to front aspect, radiator.



**Bathroom**

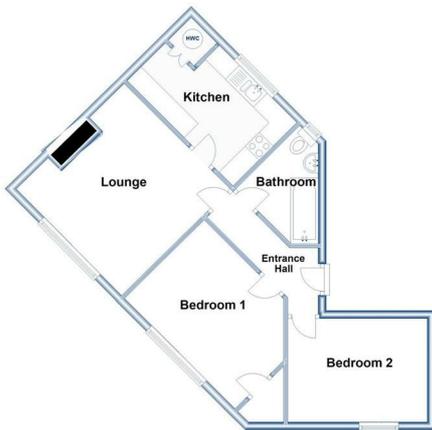
Window to rear aspect, white suite comprising low flush WC, pedestal sink and panel enclosed bath with mixer shower over, fully tiled walls, ceramic tiled flooring.

**Outside**

At the rear there is a communal yard fully enclosed laid to hardstanding with shed whilst at the front an off road parking space.

**Floor plans**

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

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Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17806786**

Thinking of Selling?

A hand is shown from the bottom, holding a white, fluffy cloud. On top of the cloud sits a modern two-story house with a grey roof and white walls. To the right of the house is a small sign that says 'UPS SOLD' in red and white.

**Call us for a free valuation**

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