

Tim Martin
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Apartment 3
2-6 Birch Lane
Saintfield
BT24 7FP

Offers Around
£160,000

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SUMMARY

A spacious, tastefully presented first floor apartment, in this much sought after development in Saintfield.

The apartment includes, open plan lounge and a luxuriously appointed kitchen, master bedroom en suite and a second bedroom adjacent to the principal bathroom.

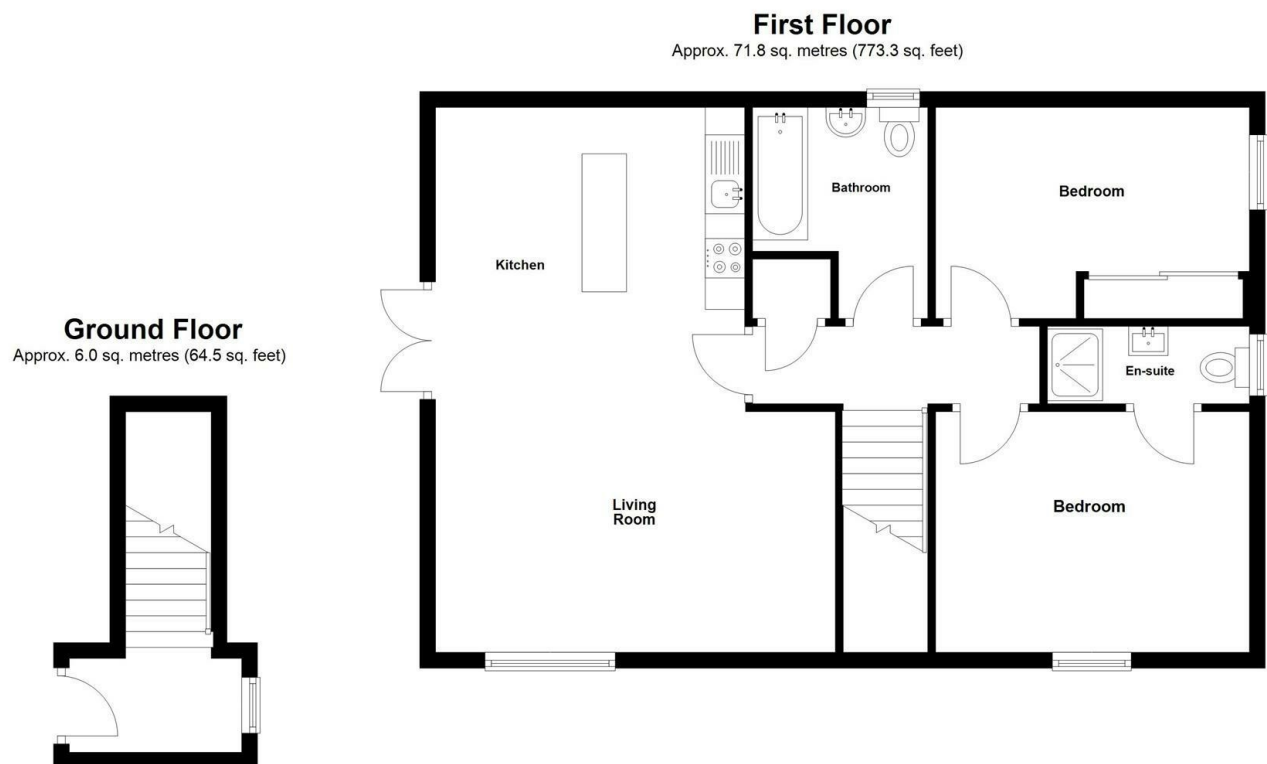
Fitted with double glazing and oil fired central heating, the apartment enjoys the benefit of a delightful private garden and two designated parking spaces to the side.

The property is approached from its own private entrance leading to the first floor and enjoys the benefit of a floored roofspace providing additional storage space.

The apartment is ideally situated within easy walking distance of the shops, churches and amenities in Saintfield and public transport is a short walk from the property.

FEATURES

- Spacious Tastefully Presented First Floor Apartment
- Open Plan Lounge And Luxuriously Appointed Kitchen
- Two Bedrooms Including Master Bedroom En Suite
- Principal Bathroom
- Partially Floored Roofspace
- Enclosed Garden To Side
- Two Designated Car Parking Spaces
- Approached By Its Own Private Entrance
- Within Easy Walking Distance Saintfield Village and Public Transport
- Ideal For The First Time Buyer Or Those Wishing To Downsize



Total area: approx. 77.8 sq. metres (837.9 sq. feet)

Entrance Hall

Porcelain flagged floor; stairs to first floor.

Landing

Built-in cloak cupboard.

Lounge / Kitchen 22'11 x 16'7 (6.99m x 5.05m)

Ceramic and porcelain flagged floors; tv aerial connection point; semi-vaulted ceiling with LED spot lighting; glazed patio door; floor level cupboards and formica worktops; integrated Normende electric oven and matching microwave oven; Normende 4 ring ceramic hob with stainless steel extractor unit over; New World fridge/freezer; matching island unit with 1½ tub stainless steel sink unit with chrome mixer taps in a formica surround, nest of four drawers and cupboards under; Indesit washer; feature glazed cupboards; Velux ceiling window.

Bedroom 1 13'1 x 9'11 (3.99m x 3.02m)**En Suite Shower Room 9'1 x 3'1 (2.77m x 0.94m)**

White suite comprising tiled shower with thermostatically controlled shower; sliding glass shower door and side panel; floating wash hand basin with chrome mono mixer tap; close coupled wc; ceramic tiled walls and floor; LED spot lighting; extractor fan.

Bedroom 2 13'0 x 8'10 (3.96m x 2.69m)

Built-in wardrobe with mirrored sliding doors.

Bathroom 8'9 x 7'3 (2.67m x 2.21m)

Maximum Measurements

White suite comprising, panel bath with chrome mixer taps and telephone shower attachment; floating wash hand basin with chrome mono mixer tap; close coupled wc; ceramic tiled walls and floor; LED spot lighting; extractor fan.

Roofspace

Partially floored.

Outside

Two designated car parking spaces.

Gardens

Enclosed garden to side laid out in lawn with a well stocked flowerbed planted with spring flowering bulbs, Camellia, Hydrangea, Forest Flame and herbaceous plants; Warmflow oil fired boiler; PVC oil storage tank.

Management Fee

£60 per month (approximately) paid to Broadleaf Management Company. Covers building insurance, exterior of property, roof and maintenance of communal areas.

Tenure

Freehold

Capital / Rateable Value

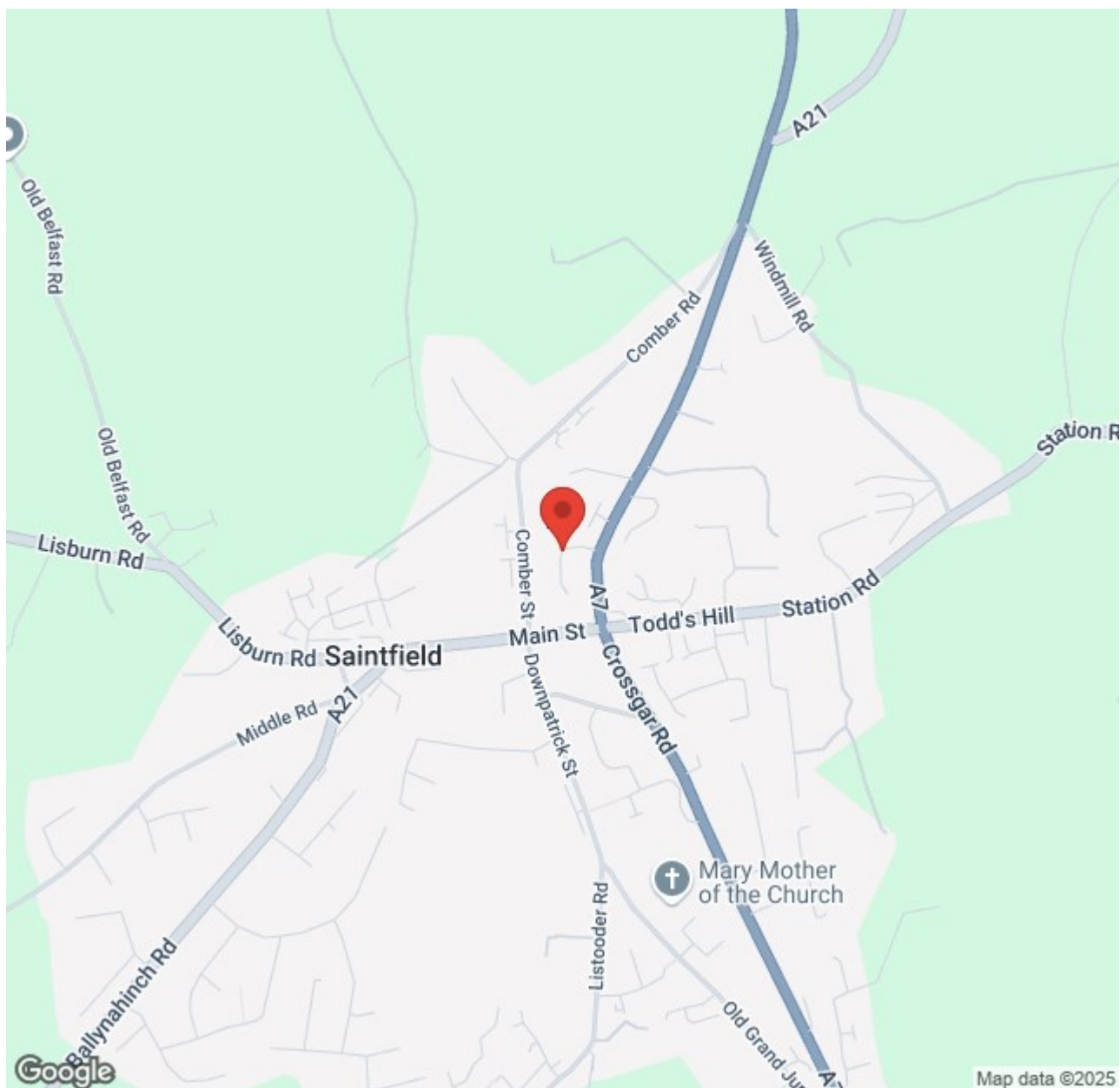
£85,000. Rates Payable = £826.03 Per Annum (Approximately)











| 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 | | |

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