



Apartment 15, 288 Antrim Road, Newtownabbey, BT36 7QT

- First Floor Apartment
- Open Plan Living / Kitchen / Dining
- Bathroom With Three Piece Suite
- Communal Gardens
- Convenient Location
- One Double Bedroom
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gated Parking To Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £94,950

EPC Rating B



288 Antrim Road, Newtownabbey, BT36 7QT



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

#### PRIVATE ENTRANCE PORCH

Access into:

#### PRIVATE ENTRANCE HALL

Wood laminate floor covering.





## OPEN PLAN LIVING / KITCHEN / DINING 20'8" x 11'6"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Ceramic sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Integrated washing machine. Splashback tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to living and dining area. Built in store with gas fired central heating boiler. PVC double glazed French door with matching side screens leading to Juliet style balcony.

## BEDROOM 14'0" x 8'11"

Wood laminate floor covering.

## BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Tiled floor.

## EXTERNAL

Communal gardens to the front, finished in lawn. Electric operated gates to rear accessing residents car park.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





*Immaculately presented, one bedroom, first floor apartment situated within the conveniently located 288 Antrim Road, a gated development in the heart of Glengormley Village, Newtownabbey.*

*The property comprises communal entrance hall with intercom entry system, private entrance porch leading into private entrance hall, spacious open plan living / kitchen / dining with modern fitted kitchen and PVC double glazed French door to 'Juliet' style balcony, double bedroom, and bathroom with contemporary three piece suite.*

*Externally, the property enjoys communal gardens to the front finished in lawn and private, gated car park to rear.*


*Other attributes include gas fired central heating, PVC double glazing and convenient location.*

*Ideal first time buy / buy to let investment alike.*

*Early viewing is highly recommended to avoid disappointment.*



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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