

Tim Martin
.co.uk



**97 The Old Mill
Killyleagh
BT30 9GZ**

**Offers Around
£97,500**

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SUMMARY

A well presented first floor apartment, situated in this modern and convenient development, in the heart of Killyleagh village, perfect for the first time buyer or investor.

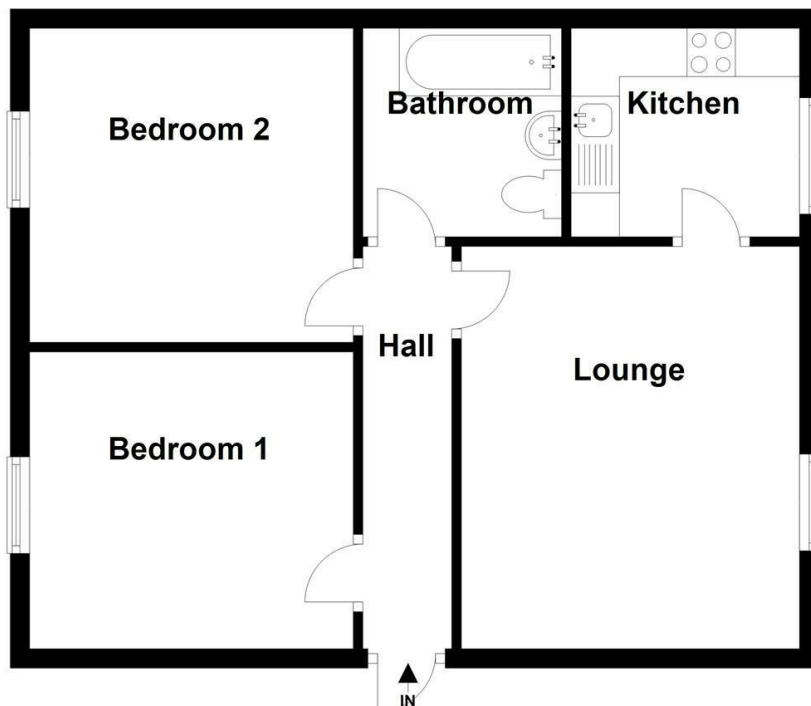
The property is fitted with oil fired central heating and double glazing and enjoys bright and spacious accommodation throughout comprising of a lounge, modern kitchen, two excellent sized bedrooms and bathroom, fitted with a modern white suite.

Many local amenities are on your doorstep, including local boutiques, coffee shops, restaurants, and public transport, allowing for a convenient commute to Downpatrick and Belfast. Strangford Lough is only a short stroll away, boasting beautiful coastal walks and water sports.

FEATURES

- Well Presented First Floor Apartment Situated in The Heart of Killyleagh Village
- Perfect For the First Time Buyer or Investor
- Bright and Spacious Lounge
- Two Excellent Sized Bedrooms
- Bathroom Complete with a Modern White Suite
- Oil Fired Central Heating and Double Glazing
- Many Local Amenities and Public Transport on your Doorstep
- Convenient Commute to Downpatrick and Belfast Via an Excellent Road Network
- Strangford Lough is Close by Boasting Beautiful Coastal Walks and Water Sports

Ground Floor



This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Communal Steps Leading To First Floor

Entrance Porch

Tiled floor

Entrance Hall

Hotpress with 'Megaflow' pressurised water system.

Lounge

13'8" x 11'6" (4.17 x 3.51)

Wood laminate floor; television aerial connection.

Kitchen

7'9" x 7'1" (2.36 x 2.16)

Single drainer stainless steel sink unit with mixer taps; oak laminate finished range of eye and floor level cupboards and drawer; formica worktops; integrated AEG electric under oven and Zanussi 4 ring ceramic hob with stainless steel extractor canopy over; Candy fridge / freezer; Electrolux dishwasher; washing / Dryer; part tiled walls; tiled floor.

Bedroom 1

11'0" x 10'1" (3.35 x 3.07)

Built in storage cupboard.

Bedroom 2

11'0" x 10'8" (3.35 x 3.25)

Wood laminate floor.

Bathroom

7'1" x 6'9" (2.16 x 2.06)

White suite comprising panel bath with Triton electric shower unit with wall mounted telephone shower attachment; folding shower door; pedestal wash hand basin with chrome mono mixer tap and close coupled wc; part tiled walls; extractor fan.

Outside

Communal yard to rear with oil fired boiler and Pvc oil storage tank; ample parking spaces.

Tenure

Leasehold - 10,000 years from 22 January 2003

Management Charges






£973.60 Per Annum - to cover management, maintenance, repair and cleaning of all internal and external communal areas.

Capital / Rateable Value

£80,000. Rates Payable = £845 Per Annum





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(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	

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