

**Tim Martin**  
— .co.uk



**46 Station Park  
Crossgar  
BT30 9FB**

**Offers Around  
£135,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

This beautifully presented second floor apartment, with lift access, is ideally situated a short stroll from Crossgar's bustling village.

Ideal for a first time buyer, those wishing to downsize or an investor, the property boasts generous accommodation throughout and is fitted with gas fired central heating and PVC double glazing.

The entrance hall leads to a spacious open plan kitchen / living / dining. The two bedrooms are bright and well proportioned. The property is completed with the bathroom boasting a separate bath and shower. There is communal parking located to the front and rear of the apartment.

Crossgar village boasts many local amenities which are within walking distance including local shops, coffee shops, restaurants, churches and doctors surgery. Glasswater, St Joseph's and Cedar Integrated Primary and St Colmcille's High Schools are a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick.

## FEATURES

- Beautifully Presented Second Floor Apartment
- Ideal For The First Time Buyer, Those Wishing to Downsize or an Investor,
- Communal Lift to the Second Floor
- Spacious Open Plan Kitchen / Living / Dining
- Two Well Proportioned and Bright Bedrooms
- Gas Fired Central Heating and PVC Double Glazing
- Communal Parking to Front and Rear and Communal Patio Area
- Within Walking Distance of Crossgar Village and Public Transport
- Convenient Commute to Downpatrick, Belfast and Lisburn

**Entrance Hall**

Storage cupboard; wood laminate flooring; LED spotlights; access to roofspace (partially floored)

**Open Plan Kitchen / Living / Dining**

**25'5 x 13'3 (7.75m x 4.04m )**

Good range of high and low level cupboards and drawers; wooden worktop incorporating 1½ tub single drainer enamel sink unit with swan neck mixer tap; Indesit electric oven; Schott Ceran 4 ring ceramic hob with stainless steel extractor unit and light over; space and plumbing for washing machine and fridge / freezer; Worcester gas fired boiler; ceramic tiled floor; part tiled walls; 12v spotlights; TV aerial and telephone connection point; wood laminate flooring.

**Bedroom 1**

**13'4 x 10'5 (4.06m x 3.18m )**

Wood laminate flooring.

**Bathroom**

**8'10 x 6'5 (2.69m x 1.96m )**

White suite comprising panel bath; tiled shower cubicle with glass shower door and side panel; thermostatically controlled shower with telephone shower attachment; dual flush WC; pedestal wash hand basin with mono mixer taps; chrome heated towel radiator; feature wood panelling; LED spotlights; extractor fan; ceramic tiled floor; part tiled walls.

**Bedroom 2**

**13'8 x 10'4 (4.17m x 3.15m )**

Wood laminate flooring

**Outside**

Flagged communal South facing patio area; communal bin storage; ample communal parking to front and rear.

**Tenure**

Freehold

**Managment Fees**

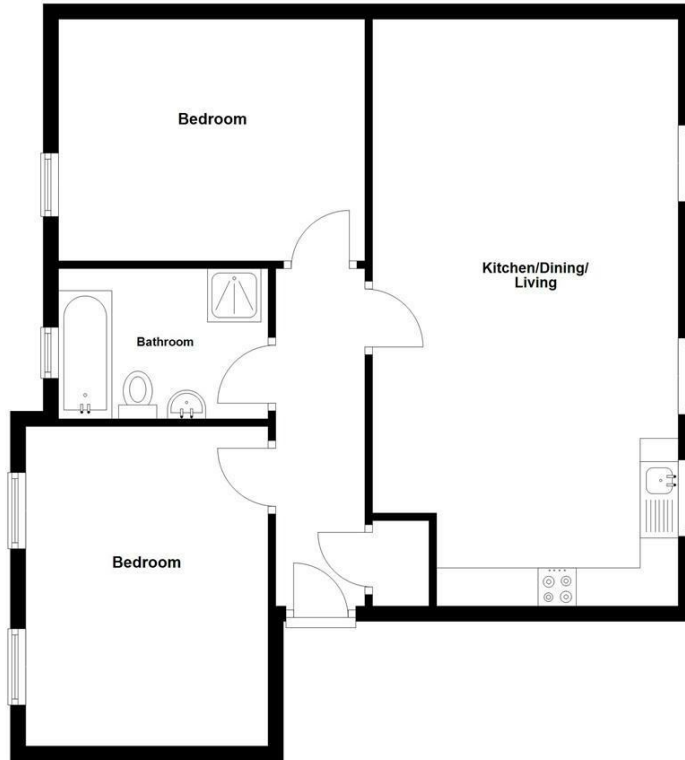
£112 Per Month

**Capitla / Rateable Value**

£90,000. Rates Payable = £950 Per annum (Approx)

## Second Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



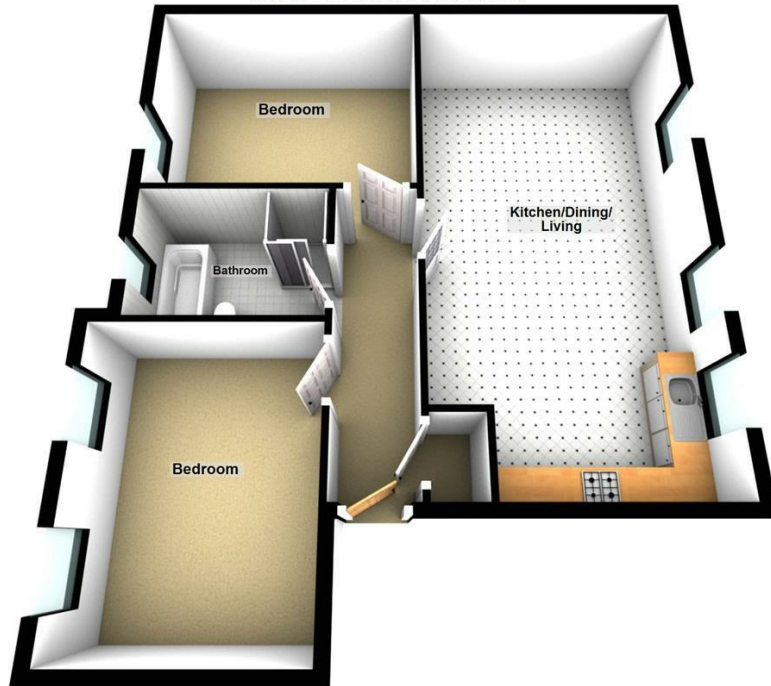
Total area: approx. 69.6 sq. metres (749.0 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

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## Second Floor

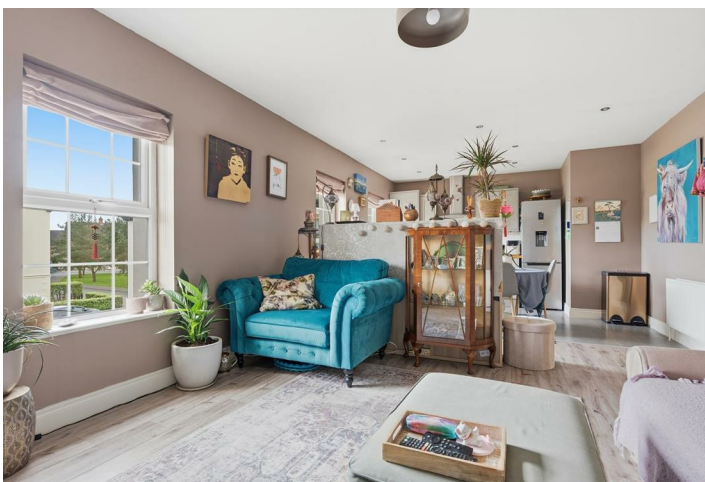
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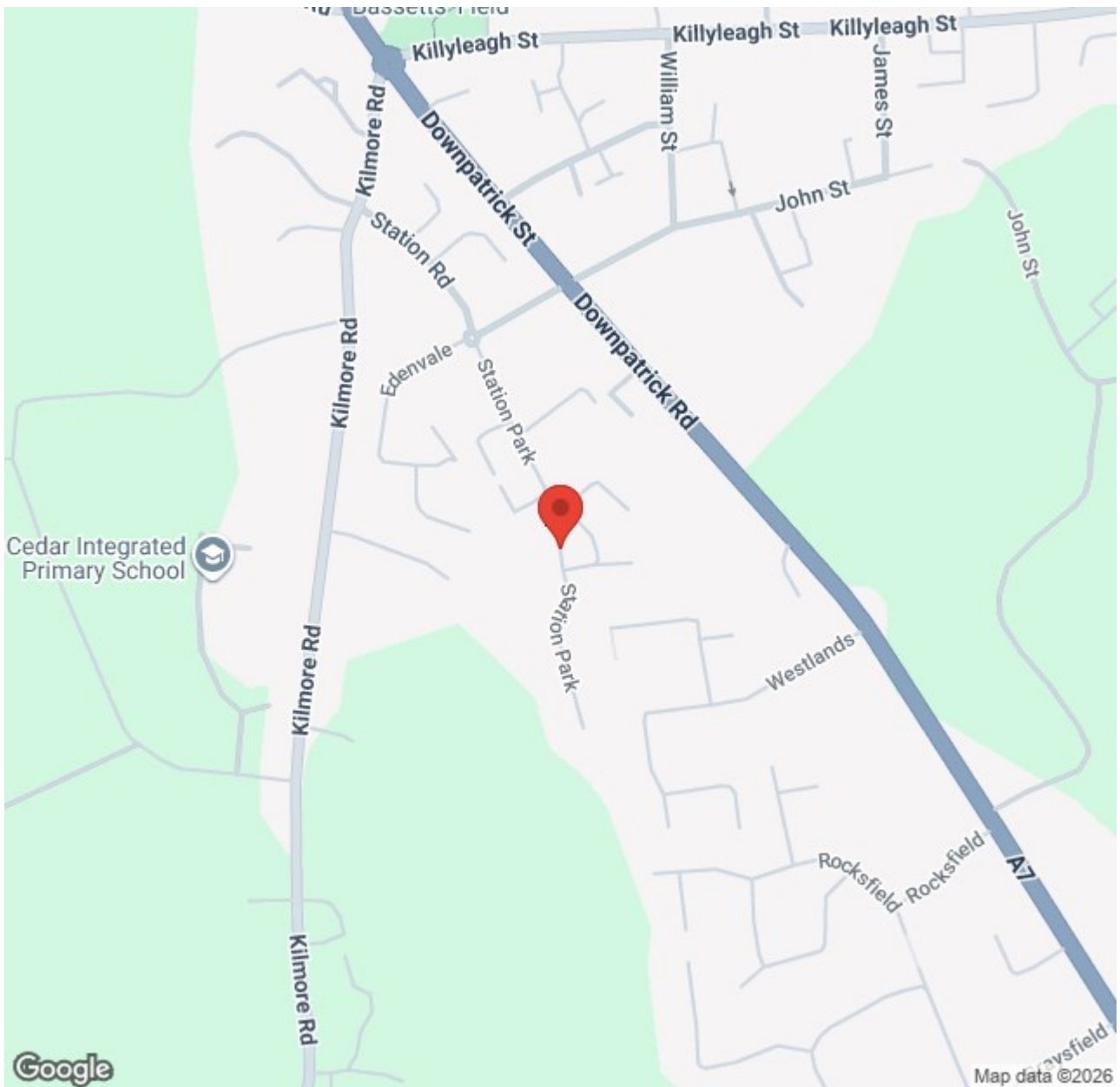
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Saintfield**  
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Comber  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

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