

**Tim Martin**  
— .co.uk



10 Mill Road  
Saintfield  
BT24 7FF

Rent  
£800 Per Month

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## SUMMARY

This well presented second floor apartment is situated only a short stroll from Saintfield's bustling village and public transport.

The property boasts well-appointed accommodation. The entrance hall leads to a spacious open plan kitchen / living / dining room. The two bedrooms are well proportioned with one bedroom benefiting from an en-suite shower room. There is also a principle shower room fitted with white suite. The property enjoys the benefits of gas fired central heating, double glazing and designated parking.

Many local amenities are within walking distance including boutiques, coffee shops, churches, library and doctors surgery. Academy Primary and Saintfield High Schools are both a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick; as well as schools in the surrounding towns and Belfast.

RENT: £800.00 per month  
RATES: Landlord Pays Rates  
DEPOSIT: £800.00

Sorry, no pets.

NB: This property is fitted with Gas Fired Central Heating via a metered account. Tenants will be required to open their own gas account with the provider. The provider may request a deposit of approx. £200.00 from the tenant. This deposit is in addition to and separate from the Tenancy Deposit.

- Open Viewing Friday 29th May 4.30pm - 5.00pm
- Well Presented 2nd Floor Apartment
- Open Plan Kitchen / Living / Dining
- 2 Bedrooms
- En-Suite Shower Room plus Principal Shower Room Fitted with White Suite
- Gas Fired Central Heating
- Double Glazing
- Lift Access
- Allocated Parking
- Part Furnished / Unfurnished

### Entrance Hall

Wood laminate flooring; cupboard with gas fired boiler;

### Open Plan Kitchen / Living / Dining

**24'10 x 13'7 (7.57m x 4.14m)**

Good range of high and low level cupboards and drawers;; wood effect formica worktop incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated fridge; Gorenje electric oven; microwave; Bosch washing machine; Blomberg dishwasher; Gorenje four ring gas hob with stainless steel and glass extractor unit over; tiled floor; part tiled walls; tv aerial connection point; wood laminate flooring; LED spotlights;

### Bedroom 1

**12'4 x 11'1 (3.76m x 3.38m )**

Wood laminate flooring; tv aerial point; LED spotlights;

### En-suite Shower Room

**5'7 x 5'0 (1.70m x 1.52m)**

White suite comprising tiled shower cubicle with glass sliding door and side panels; thermostatically controlled shower with telephone shower attachment; dual flush wc; vanity unit with wash hand basin with mixer taps and cupboard under; ceramic tiled floor and part tiled walls; heated towel rail; LED spotlights; extractor fan; mirror fronted bathroom cabinet;

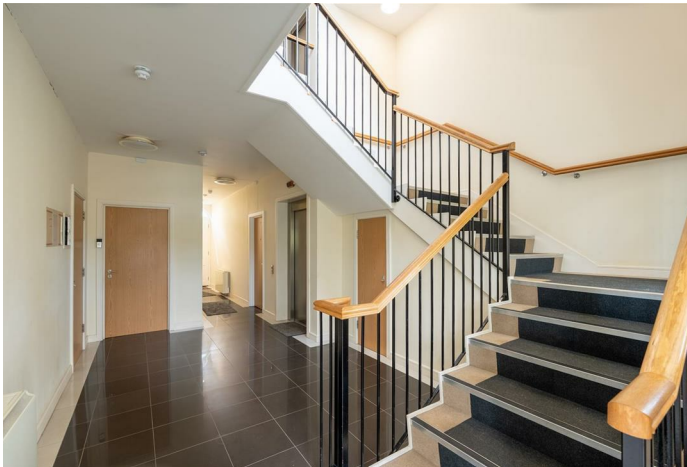
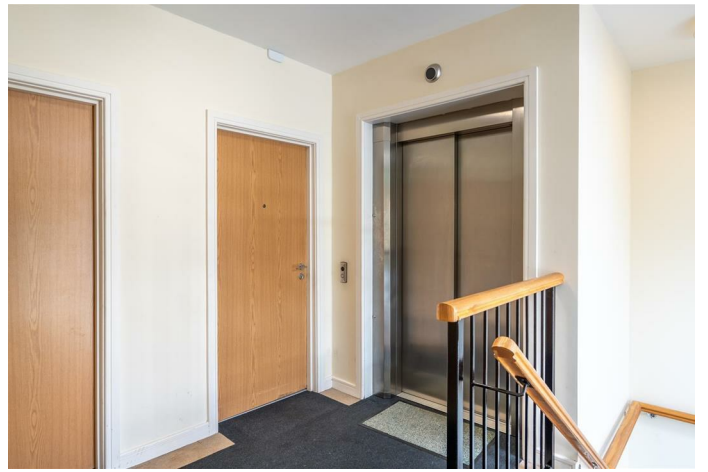
### Bedroom 2

**14'11 x 8'3 (4.55m x 2.51m)**

### Shower Room

**8'7 x 7'3 (2.62m x 2.21m)**

White suite comprising walk in shower cubicle with glass shower screen; thermostatically controlled shower; wall mounted seat and handrails; dual flush wc; semi-pedestal wash hand basin with mono mixer tap; mirror fronted bathroom cabinet; ceramic tiled walls and floor; LED spotlights; extractor fan; wall mounted heated towel rail;





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