

**Tim Martin**  
.co.uk



**4 Saintfield Mill**  
**Saintfield**  
**BT24 7FH**

**Offers Around**  
**£122,500**

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## SUMMARY

A spacious, well appointed first floor apartment set on the edge of this popular residential development.

The property is fitted with gas fired central heating and double glazing in uPVC frames and includes open plan lounge/kitchen, two bedrooms including master bedroom en suite and a modern principal bathroom with 'Jacuzzi' bath.

Dedicated and visitor parking is situated to the rear of the property.

The property is realistically priced and is ideal for the first time buyer or investors alike.

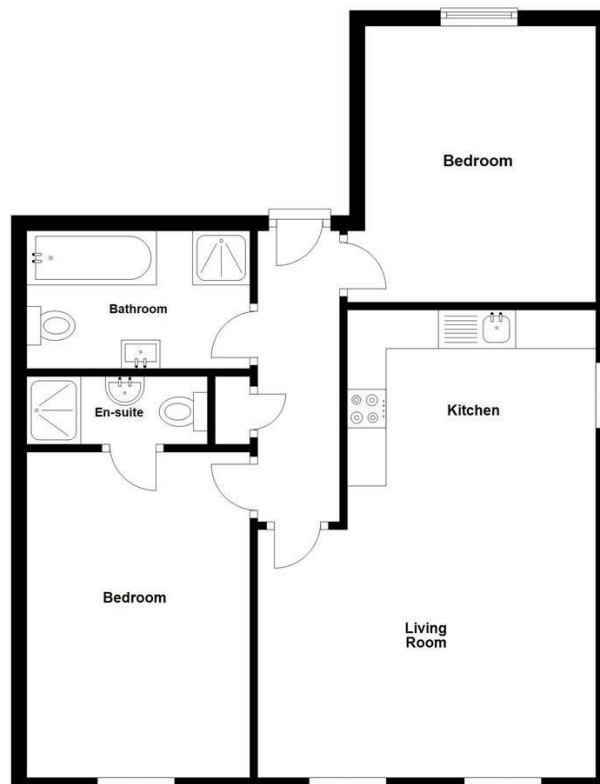
### FEATURES

- Spacious Well Appointed First Floor Apartment
- Open Plan Lounge / Kitchen
- Two Bedrooms Including Master Bedroom En Suite
- Principal Bathroom
- Double Glazed Sash Windows And Gas Fired Central Heating
- Designated Parking
- Within Easy Walking Distance Of Saintfield Village And Amenities
- Easy Commute to Lisburn, Downpatrick And Belfast



### First Floor Apartment

Approx. 60.2 sq. metres (647.5 sq. feet)



Total area: approx. 60.2 sq. metres (647.5 sq. feet)

## Entrance Hall

Cloak cupboard with 'Ideal' gas fired boiler; wood laminate floor; telephone entry system.

## Open Plan Lounge / Kitchen

19'5 x 14'4 maximum measurements (5.92m x 4.37m maximum measurements )

### Kitchen

'L' shaped; wood laminate floor; 12 volt ceiling lighting; single drainer stainless steel sink unit; range of laminate eye and floor level cupboards and drawers; formica worktops; integrated 'Gorenje' electric under oven and 4 ring gas hob with stainless steel and glass extractor unit over; integrated 'Candy' washer dryer; fridge/freezer; integrated 'Neff' dishwasher; ceramic tiled floor;

### Lounge

12 volt ceiling lighting; part ceramic tiled floor; tv aerial connection point.

### Bedroom 1 - En Suite

13'11 x 9'6 (4.24m x 2.90m)

TV aerial connection point; 12 volt ceiling spot lighting.

### Shower Room

7'8 x 2'10 (2.34m x 0.86m)

White suite comprising, tiled shower cubicle with thermostatically controlled shower and folding glass shower doors; wash hand basin with chrome mono mixer tap; close coupled wc; ceramic tiled walls and floor; ceiling spot lighting; extractor fan; heated towel radiator.

### Bedroom 2

11'9 x 9'9 (3.58m x 2.97m)

### Bathroom

9'5 x 5'7 (2.87m x 1.70m)

White suite comprising, panelled 'Jacuzzi' bath with chrome mixer taps; close coupled wc; wash hand basin with chrome mono mixer tap and cupboard under; tiled shower cubicle with thermostatically controlled shower and folding glass shower doors; part tiled walls; ceramic tiled floor; heated towel radiator; 12 volt ceiling spot lighting; extractor fan.

### Outside

Designated parking and visitor parking

### Capital Rateable Value

£75,000 = Rates Payable £728.82 per annum (approximately)

### Management Charges

£732 per annum = £61 per month (approximately)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(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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