

# Alan Newell

## Estate Agents & Valuers

First Floor TWO double bedroom Apartment (one with dressing room)  
No 22 QUEENSFORT COURT,  
QUEENSFORT PARK, CARRYDUFF BT8 8NF



This bright, spacious first floor apartment is well positioned at the rear of this popular development in a quiet location with pleasant outlook. Comfortable, easily heated and well equipped with excellent storage space, the apartment enjoys a fitted chair lift for easy access leading from the own door ground floor entrance, a large walk in shower cubicle and other useful features which include, easily accessible plug points and light switches throughout, a voice activated door entry system, easily accessible safety alarm activation with pull chords in various locations. The apartment was designed and built for occupation by persons over 55 years only and the entire Queensfort Court complex is closely monitored and managed by an active management company whose expertise in maintaining the landscaped garden areas and common parts is clearly noticeable, a part time warden is also on site for the benefit of residents who may also avail of the facilities which the complex offers. The accommodation comprises briefly, spacious living room enjoying a South facing sunny aspect to the rear, bright kitchen with range of units and some appliances including space to dine also with South facing sunny aspect, TWO double bedrooms (one with useful walk in dressing room area), internal bathroom with 1200 shower cubicle (No Bath) and fully tiled walls. Useful cloaks hanging cupboard plus additional walk in storage off landing, Economy seven electric heating is installed together with electric convector radiators in the bedrooms. EPC: D66/C78

ASKING PRICE: Offers Invited Around £119,500-00

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Ground Floor: Own entrance door, hardwood with glazed panes, enclosed ground floor hall with internal staircase leading to first floor. Continuous fixed curved rail easy glide ACORN electric chair lift providing most convenient access

Landing: spacious area with accessibility to all rooms

Cloaks Cupboard with ample clothes hanging space

Utility Store: 7/6 x 3/4 with wall shelves and light point ideal for larger items etc.



Spacious Living Room: 19/0 x 12/9 to rear of the building with pleasant aspect over rear landscaped garden area with its natural field boundary. Patio style window with opening capability. Ceiling cornice.



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Bright Kitchen: 13/3 x 9/9 with part tiled walls and ceramic tiled floor, range of high and low level cupboard units with contrasting worktops and high level plate shelf over. Incorporating a one and half bowl stainless steel sink unit with mixer tap. Inset electric hob with concealed extractor fan over and separate double fan assisted oven, space for washing machine and space for an upright fridge/freezer. Pleasant outlook and aspect to rear. Space for small dining table and chairs.



Bedroom 1: 12/9 x 12/9 to front with pleasant outlook,

Dressing Room: 10/3 x 4/6 with ample space for hanging clothes and wall shelves. Light point



Bedroom 2: 10/9 x 9/6 to front.

Shower Room: 9/0 x 7/9 maximum with fully tiled walls and ceramic tiled floor, low flush W.C. and matching pedestal wash hand basin with lever action chrome taps and splash back wall mirror, large 1200 walk in shower cubicle with Mira excel electric shower unit and folding glass doors. NO BATH. Walk in hot press with lagged copper cylinder and two immersion heaters including one operating on economy tariff. Ceiling mounted extractor fan.



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Roof Space: Accessed by a folding wooden ladder from landing, useful storage space.

Central Heating: A number of Economy 7 electric heaters are installed together with more conventional electric heaters to some rooms.

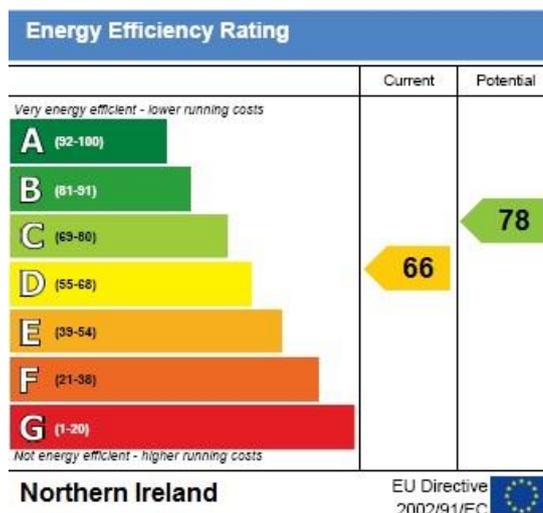
Management: A call assist service is installed with an automated answer front door entry system and emergency contact pull chords located throughout.

Service Charge: Approximately £100-00 per calendar month, charged bi-annually, to include cost of landscaping communal garden areas, communal lighting, external window cleaning and property insurance etc

Tenure: Leasehold subject to an Annual Rent of £40-00

Rates: Capital Value confirmed as £100,000-00 making the domestic rates payable to Lisburn Castlereagh City Council for the year commencing 01 April 2018 as £733-40

EPC: D66/C78

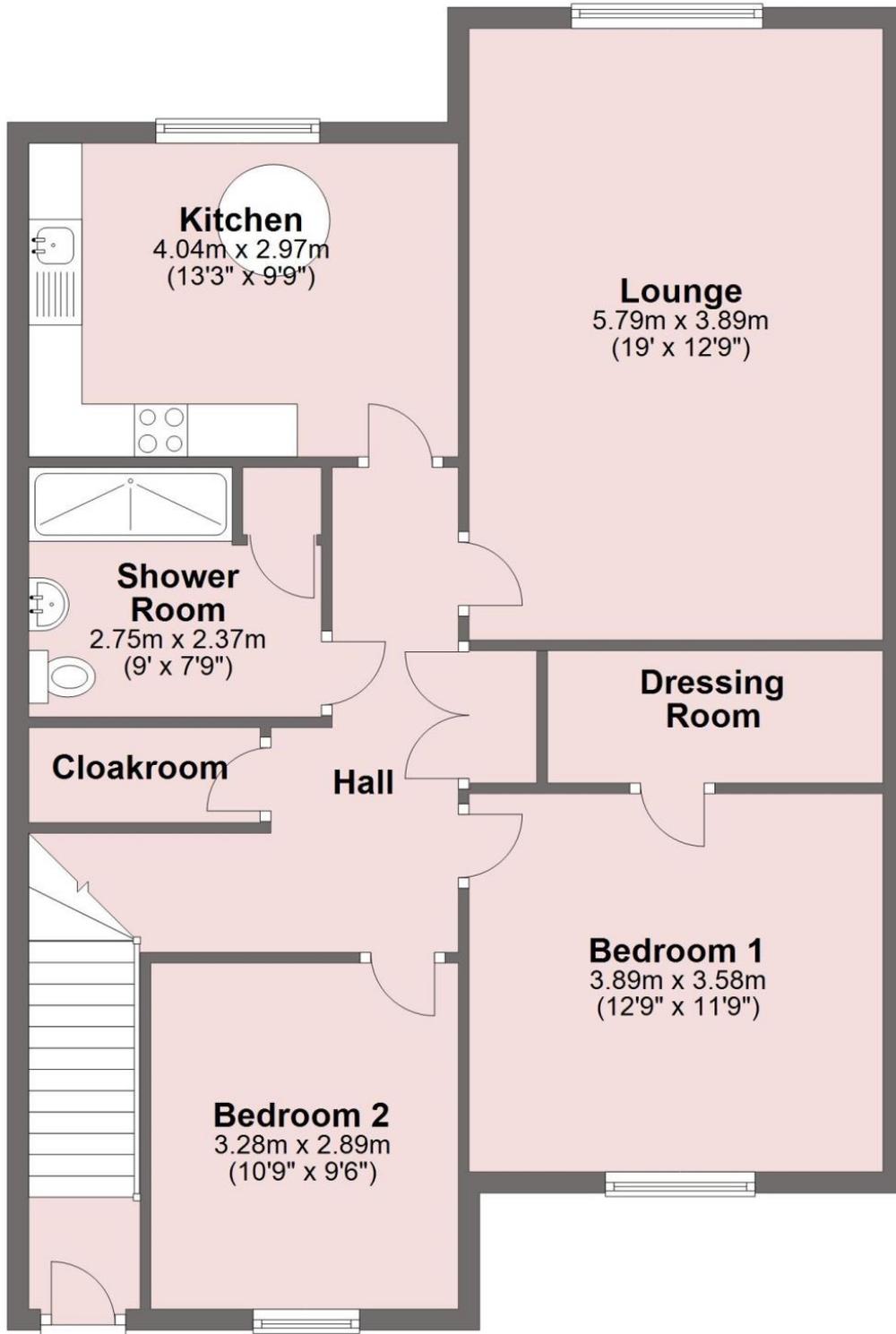


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## First Floor



Plan for illustrative purposes only  
Plan produced using PlanUp.

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