



**Estate Agents & Valuers**  
www.alannewell.com  
☎ 028 9081 2422

**No 1 QUEENSFORT COURT, Carryduff, Belfast BT8 8NF**



This is a much anticipated sale of an excellent, own front door, ground floor apartment and given its postal address it should prove exceptionally popular. The opportunity is now afforded to someone to appreciate the fantastic benefit of a well presented **TWO** bedroom apartment in a superb and convenient setting which enjoys all the support of a disciplined and hands on management company who are attentive in the service which they provide. Designed for occupation only by persons over 55 years of age, the apartment for some will be considered very suitable and for family members offer peace of mind that their parents can find and enjoy the comfort and benefit of managed accommodation without the need to worry about outside maintenance but appreciate the appearance of surrounding landscaped grounds. The accommodation layout is well designed, bright, practical and with many fine features and characteristics which combine effectively to make this a special and appealing home. Features such as quality brick cavity wall elevations and concrete floors, excellent room sizes with a spacious and well positioned living room, a separate and generous kitchen area with ample space for casual dining, generous shower room with modern shower tray and fixed glass screen, TWO bedrooms and ample storage space. Early inspection is recommended for full appreciation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		36   F
1-20	G	13   G	

**Asking Price: Offers Invited over £135,000-00**

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Open Porch : with mahogany framed part solid wood and glazed entrance door and matching side panel, concealed meter box.

Excellent Hall: 9/6 x 6/6 and part 18/0 x 3/6 with wall light points and economy seven electric storage heater. White moulded skirting board and dark wood internal room doors. Useful walk in large storage room 9/0 x 7/6 maximum with excellent floor and wall area for shelves etc. Leading to the



Sitting Room:

17/6 x 13/0 an excellent room with plain coloured carpet, feature electric fire in moveable surround with mahogany frame. Floor to ceiling windows with excellent light and pleasant aspect across communal gardens space towards the Saintfield Road. Two economy seven electric storage heaters, two ceiling light shades. Dark framed glass pane door from hall.



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Bright Kitchen: 13/3 x 9/9 with part tiled walls between light wood coloured units comprising both floor and wall cupboards, inset stainless steel sink top with twin taps, space for electric slot in cooker, space for automatic washing machine, space for free standing upright fridge. Pleasant outlook across communal garden with ample space for small dining table and chairs.



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Bedroom 1: 13/0 x 10/0 with outlook to front



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Bedroom 2: 13/0 x 7/6 with window to side.



Deluxe Shower Room: 9/6 x 7/9 with part tiled walls and remainder easy wash wipe around shower tray. 1200 mm Tray with fixed glazed panel, mains operated shower attachment and fold away shower seat and attached hand rail. Wall mounted extractor fan.



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Central Heating: Electric economy seven storage heating is installed with wall mounted electric convector heaters in the bedrooms. A hot water storage cylinder with both economy seven and normal tariff immersion heaters is positioned in the bathroom.

Car Parking: Ample shared car parking is available within the designated parking area



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**Wardens Service:** A non resident warden service is available during selective times at the complex. In addition, an emergency call alert and response service is available 24 Hours. A residents common room, shared laundry, hairdressing facility is available in association with the warden service all of which are located in the main complex.

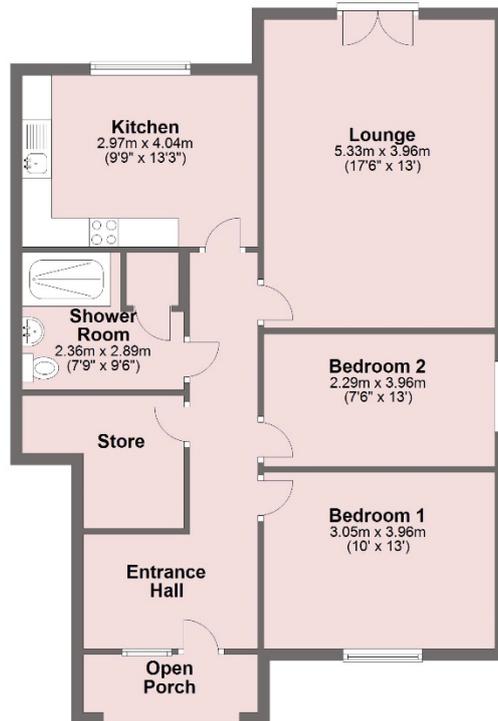
**Guest Room:** We understand that overnight guest accommodation may also be reserved for any resident who may require same, this is also situated in the main complex and charges apply.

**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 2022 to be £784-70

**Service Charge:** We are advised that the current Annual Service charge is equivalent to approximately £1000-00 per annum and is to include the cost of property insurance, external landscaping and grounds maintenance, external window cleaning and communal lighting etc.

**Ground Floor**



Plan for illustrative purposes only  
Plan produced using PlanUp.

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