

Alan Newell

Estate Agents & Valuers

Excellent First Floor TWO Bedroom Apartment
No 2 MUSKETT GROVE, Ballynahinch Road, Carryduff BT8 8QU



A delightful, well-appointed first floor apartment with own front door, designated car parking space, oil fired central heating and Upvc double glazed windows. An excellent starter home for First Time Buyers or second investment property given the interest in private rental generally. Special features are numerous, solid floors, white panelled internal room doors, separate kitchen with Oak wood door units and dark contrasting work tops, space for dining, fitted with oven and hob, good bathroom with external window and mains shower fitting over the bath with part tiled walls and tiled flooring. All tastefully decorated and well-presented throughout. Muskett Grove is part of the popular Muskett Development just off the main A24 Ballynahinch Road where it passes through Carryduff. Convenient to good public transport connections leading to Belfast City or Ballynahinch and beyond, local shopping, recreational facilities, and other services. The complex built in the early 2000's approximately, comprises of similar design apartments in two individual blocks and is self-managed and easily maintained.

Asking Price: Offers invited around £105,000-000

DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 www.alannewell.com

Ground Floor Entrance Porch: hardwood glazed entrance door with internal staircase leading to:

First Floor: Landing with concrete floor and internal white panelled room doors.

Living Room: 16/0 x 10/0 approximately with window to front and recessed floor area for position of free-standing television, etc.



DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 www.alannewell.com

Good Kitchen: 12/6 x 7/9 with part tiles walls between units and coloured floor flooring, excellent range of high and low level units with Oak wooden doors with stainless steel handles and contrasting worktops, inset one and half stainless steel bowl with mono chrome mixer tap, integrated four ring hob and Candy under over with concealed extractor fan over. Ample space for dining table and chairs.



Bedroom 1: 11/9 x 10/9



DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS
14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN
TEL: 028 9081 2422 www.alannewell.com

Bedroom 2: 11/4 x 9/6 with roof height Velux window



Deluxe Bathroom: 9/3 x 5/9 with part tiled walls around panelled bath with folding shower door and mains operated shower attachment over, pedestal wash hand basin and low flush W.C. External window for ventilation. Tiled flooring. Hot press with copper cylinder and immersion heater.



DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 www.alannewell.com

Central Heating: Oil fired central heating is installed with own external boiler and individual domestic oil storage tank.

Outside: Tarmac surfaced allocated parking space to front. Other limited common use parking spaces to rear shared with other residents.

Tenure Leasehold: Subject to a long lease and an Annual Rent (if collected)

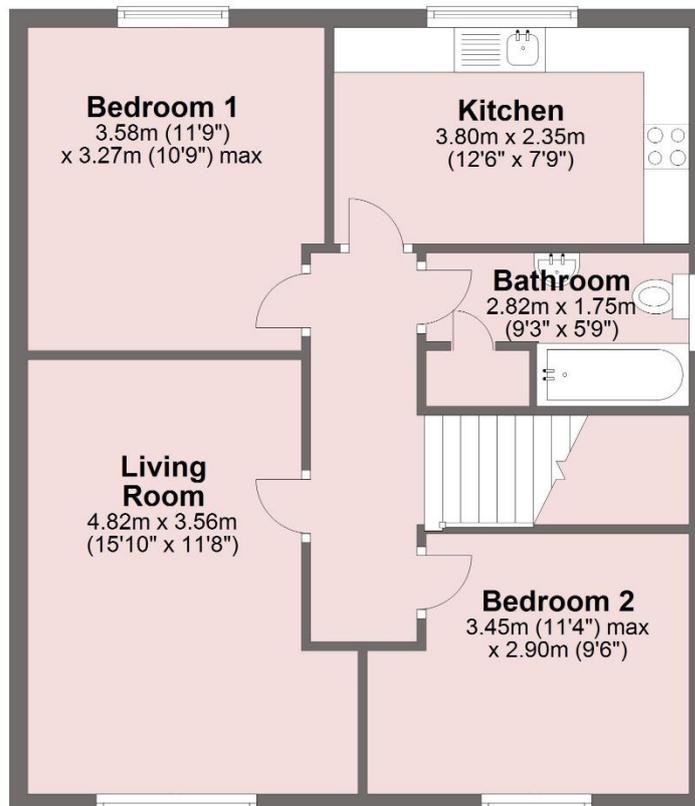
Rates: Capital Value confirmed by the Land & Property Services Agency Rating Division as £95,000-00 making the Domestic Rates collected by Lisburn and Castlereagh City Council for the year commencing 01 April 2020 as £734-54

Service Charge: Invested in the control of Muskett Glen Management Limited on behalf of the respective property shareholders and self-managed, we understand that the current service charge is approximately £30 per month

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC: C71/C76

First Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

2 Muskett Grove, Carryduff

DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 www.alannewell.com