

Bill McKelvey

76 Main Street Saintfield BT24 7AB
www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

FOR SALE

5 Grove Hill Court Ballynahinch



A modern ground floor apartment located in a small exclusive development on the edge of the popular market town. Excellent transport links to Belfast are half a mile away as is Montalto Medical Centre and Spa Golf Club.

- **2 Bedrooms**
- **Spacious open plan lounge, dining room, kitchen**
 - **Oak effect UPVC double glazing**
 - **Gas fired central heating**

T: 028 9751 9996



ACCOMMODATION

Entrance hall

Wooden front door with double glazed glass panes and glass side panels.

Tiled floor.

Single panel radiator.

Wired door bell.

Telephone point.



Lounge / kitchen

17'7 x 17'11 / 5.3 x 5.5m max.

Ample space for a three piece suite and a dining table.

Telephone and satellite TV points.

Two double panel radiators.

Range of high and low level beech effect kitchen units with integrated appliances including, Indesit washer/dryer, stainless steel Zanussi electric oven and hob with extractor hood over and Hotpoint fridge freezer.

Stainless steel single drainer sink unit with mixer tap.

Worcester boiler.

Kitchen area floor and walls tiled.





Shower room

Pedestal wash hand basin, WC and shower cubicle.
Single panel radiator.
Walls and floor fully tiled.
Extractor fan.

Bedroom 1

11'7 x 9'9 / 3.4 x 3m

TV aerial point.

Double panel radiator.

Triple wardrobe with drawers and mirrors.



Bedroom 2

8'3 x 11'8 / 2.5 x 3.5m

Telephone and TV aerial points.

Double panel radiator.



Exterior

Outside tap.

Exterior lights.

Communal tarmac area with ample parking and turning space.

Bed of shrubs and ornamental stones to the front.

Brick paved path leading to front door.



Price: Offers in the region of £115,000

Rateable Capital: £75,000.00 (From lpsni.gov.uk)

Rates payable per annum: Approximately £635.00

Tenure: Believed to be Leasehold.

Maintenance Fee: £645 per annum (includes building insurance and exterior maintenance).

Viewing: Strictly by appointment with agent.

Directions: Coming into Ballynahinch on the A24 from Belfast go through the town on the one way system following the signs for Dromore. At the roundabout take the 2nd exit onto Dromore Street. Go along for 0.3 miles and take the next left into Grove Road. Grove Hill Court is on the right.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).