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Estate Agent
Auctioneer
Property Consultant

FOR SALE

9 Saintfield Mill
Lisburn Road
Saintfield



An attractive ground floor apartment located in this prestigious modern development just off Main Street with its array of coffee shops and boutiques and an easy commute to Belfast and Lisburn.

- **2 Double bedrooms 1 with en suite**
 - **Lounge open plan to kitchen**
 - **Gas fired central heating**
- **Double glazed sash windows in wooden frames**
 - **Designated parking space**

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ACCOMMODATION

Sitting area

14'6 x 10'7 / 4.5 x 3.3m

Telephone and satellite TV points.

Two double panel radiators.

Kitchen

8'10 x 10'8 / 2.7 x 3.3m

Excellent range of high and low level oak units with integral appliances including Gorenje stainless steel double oven and hob with glass and steel extractor hood over, washer/dryer, dishwasher and fridge freezer.

Stainless steel single drainer sink unit with mixer tap.

Tiled floor and part tiled walls.

Recessed ceiling spot lights.



Hallway

Video intercom system.

Door to rear stairs and parking space.

Single panel radiator.

Storage cupboard with gas boiler.





Bathroom

5'9 x 9'6 / 1.8 x 2.9m

Bath with mixer tap, shower cubicle, floating wash hand basin with mixer tap and WC.

Heated towel rail.

Tiled floor and part tiled walls.

Extractor fan.

Recessed ceiling spot lights.



Bedroom 1

9'6 x 14' / 2.9 x 4.3m

Recessed ceiling spot lights.

Double panel radiator.

En suite

Shower, wash hand basin with mixer tap and WC.

Heated towel rail.

Recessed ceiling spot lights.

Extractor fan.

Tiled floor and part tiled walls.



Bedroom 2

10' x 11'10 / 3 x 3.6m

Double panel radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £119,500.

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

Rates payable per annum: Approximately £635.00.

Tenure: Believed to be Leasehold.

Maintenance Fee: £216 per quarter (includes building insurance, cleaning of communal area, window cleaning, grass cutting and exterior maintenance).

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. At the roundabout take the 3rd exit onto Lisburn Road. The property is on the right. Turn right into Saintfield Mill and parking is on the right behind the apartment. Coming into Saintfield from Lisburn Saintfield Mill is on the left.

(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 curtains and blinds).