

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

12 Grand Jury Court Saintfield



A ground floor apartment located in this sought after small development within walking distance of the village coffee shops and boutiques and the beautiful National Trust Rowallane Gardens. This bright, spacious apartment benefits from its own garden to the rear.

- **2 Double bedrooms 1 with en suite**
- **Spacious lounge with fireplace**
 - **Kitchen / dining room**
 - **Oil fired central heating**
- **Oak effect PVC double glazing**
 - **Rear garden**

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ACCOMMODATION

Entrance hall

Wooden front door with frosted glass pane.
Wood effect laminate flooring.
Telephone point.
Walk in cloak cupboard.
Hotpress with water tank and shelving.
Single panel radiator.

Lounge

15' x 15'4 / 4.6 x 4.7m
Spacious room with three windows.
Wood effect laminate flooring.
Feature cast iron fireplace with wooden surround and slate tiled hearth.
Double panel radiator.
TV aerial point.
Open to:



Kitchen

8'9 x 15'3 / 2.7 x 4.7m
Range of high and low level cream shaker style units with glass display cabinet and concealed extractor.
Integral Candy electric hob and eye level oven.
Plumbed for washing machine and space for fridge freezer.
Part tiled walls.
Stainless steel single drainer sink unit with mixer tap.
Double panel radiator.
Ceiling spot lights.





Bathroom

6'11 x 8'6 / 2 x 2.6m

Bath with mixer tap and hand held shower.

WC and wash hand basin with mixer tap.

Extractor fan.

Part tiled walls.

Single panel radiator.

Bedroom 2

10'1 x 7'7 / 3.1 x 2.3m min.

Single panel radiator.



Bedroom 1

10'9 x 11' / 3.3 x 3.4m

Wood effect laminate flooring.

Single panel radiator.

En suite

7'8 x 5'9 / 2.4 x 1.8m

Large shower enclosure with PVC clad walls.

Vanity sink unit with mixer tap and cupboard below.

WC.

Heated towel rail.

Extractor fan.

Tiled floor.

Exterior

Communal gardens to the front laid out in lawn with ornamental shrubs and trees.

Designated rear garden laid out in lawn.

PVC oil tank and oil fired boiler.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £135,000.

Rateable Capital: £135,000.00 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £1,311.93

Tenure: Believed to be Leasehold.

Maintenance Fee : £965 a year (includes building insurance and maintenance of communal areas interior and exterior).

Viewing: Strictly by appointment with agent.

Directions: 11 miles from Belfast via the A24 and A7. Coming into Saintfield on the A7 from Belfast go straight through the crossroads into Crossgar Road. After Saintfield Baptist Church turn right onto Old Grand Jury Road. Take the next right onto Grand Jury Court and the apartment is on the right. Coming into Saintfield on the A7 from Downpatrick or Crossgar take the first left into Old Grand Jury Road.

(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).