

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

2 Saintfield Mill

Saintfield



A desirable ground floor apartment on the edge of the village within walking distance of local coffee shops, Health Centre and public transport.

2 Double bedrooms 1 with en suite

Sitting room open plan to kitchen

Gas fired central heating

Double glazed wooden sash windows

Designated parking space

Communal gardens

T: 028 9751 9996

ACCOMMODATION

Front Porch

Wood effect laminate flooring.
Recessed ceiling spot lights
Wired door bell.

Lounge area

10'4 x 11'5
Wood effect laminate flooring.
Radiator cover.
TV and telephone points.
Recessed ceiling spot lights.
Open plan to:

Kitchen

7'10 x 10'4
Range of high and low level walnut effect units with under lighting.
Integral appliances including Belling stainless steel gas hob with glass and steel extractor hood over, stainless steel double oven, fridge freezer and Gorenji dish washer.
Plumbed for washing machine.
Stainless steel single drainer sink unit with mixer tap.
Recessed ceiling spot lights.
Tiled floor and part tiled walls.

Inner hallway

Wood effect laminate flooring.
Video intercom phone.
Storage cupboard.
Rear door leading to stairs and rear parking space.





Bathroom

Shower cubicle with folding glass doors.

Bath with mixer tap.

WC and wash hand basin with mixer tap.

Heated towel rail.

Tiled floor.

Walls part tiled and part PVC cladding.

Extractor fan.

Recessed ceiling spot lights.



Bedroom 1

9'6 x 14'

Wood effect laminate flooring.

Storage cupboard with Ideal Logic gas boiler.

Recessed ceiling spot lights.



En suite

Shower, WC and wash hand basin with mixer tap.

Stainless steel heated towel rail.

Tiled floor and part tiled walls.

Extractor fan.

Bedroom 2

9'10 x 11'9

Wood effect laminate flooring.

View over rear communal gardens and parking space.



Exterior

Designated parking space.

Exterior lights at front and rear doors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Price: Offers invited in the region of £129,000.

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

Rates payable per annum: Approximately £762.

Tenure: Believed to be Leasehold.

Management Fee: £735 per annum approximately. Includes building insurance and maintenance of communal areas.

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield from Belfast on the A7 at the crossroads turn right onto Main Street. At the roundabout take Lisburn Road and the property is on the right. Coming into Saintfield from Lisburn take the first left into Saintfield Mill.

(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).

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