

6 LANCASTERIAN COURT CARRICKFERGUS BT38 7FF



First floor apartment
Town centre location
Two bedrooms
21'5 x 15'1 lounge open plan to kitchen
Shaker style kitchen units with built in oven, hob and extractor
White bathroom suite incorporating separate shower cubicle
Double glazing and gas heating system
Secure allocated off road parking
Lift facility and security entry system
Convenient to all amenities and seafront
Ideal as a first time buy, investment or downsizer
No on going chain

Offers Around £114,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Communal entrance hall

Security entry with access to secure parking, elevator and rooftop garden.

Entrance hall

Storage cupboard incorporating gas boiler, radiator, laminate wood flooring, doors to;



Lounge open plan to kitchen

21'5 x 15'1 max

Double glazed windows to front aspect, radiator, laminate wood flooring. open plan to kitchen



Kitchen area

Excellent range of Beech Shaker style high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer taps over, built in stainless steel oven and four ring ceramic hob with stainless steel chimney style extractor fan over, plumbing for washing machine, radiator, ceramic tiled flooring.



Bedroom one

12'10" x 11'4"

Double glazed window to front aspect, range of fitted bedroom furniture comprising wardrobe and overhead storage, laminate wood flooring.



Bedroom two

10'11" x 7'3"

Double glazed window to front aspect, radiator, laminate wood flooring.



Bathroom

White suite comprising low flush Wc, pedestal sink and panel enclosed bath, separate shower cubicle with shower over, ceramic tiled flooring.



Secure allocated parking

Accessed via remote control roller door.

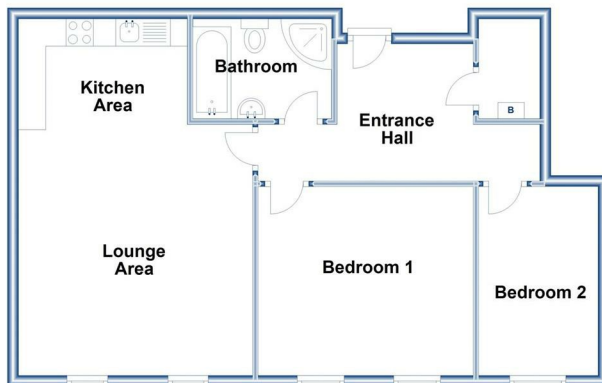


Communal rooftop garden

Landscaped with patio and raised flowerbeds.

Floor plans

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

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UPS

The image shows a hand holding a small, detailed model of a house with a 'SOLD' sign attached to it. The background is a light blue sky with white clouds.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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