



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLERAINE

28 Knockantern Green

BT52 1DY

Offers Over £ 175,000

028 7083 2000
www.armstronggordon.com

A truly fabulous 2 bedroom second floor apartment situated in an exclusive development of apartments just off the Mountsandel Road with close proximity to the entrance of Mountsandel Forest. Constructed circa 2009 and finished to the highest of standards and specification by well known builders the Patton Group, the property is impressive and combines a sense of grandeur with family comfort. The accommodation is well laid out throughout extending to approximately 1,181 sq ft of comfortable living space and has a pleasant outlook over communal greens to the front. The property itself offers easy access to the ring roads to those willing to commute to Belfast or Londonderry. All in all, a beautiful property with early internal inspection highly recommended.

As you drive along the Mountsandel Road, heading out of town, take your fifth left into Knockantern Green after the Mountsandel Spar shop. Take your immediate first left and the apartment block will be located on your right hand side overlooking the green.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With recessed lighting, tiled floor and stairs and lift access to all floors.



SECOND FLOOR:

Entrance Hall:

With large cloaks cupboard and additional storage cupboard and access to roof space.

Open Plan Kitchen / Lounge / Dining Area:

Kitchen Area:

With bowl and a half single drainer stainless steel sink unit, high and low level units with under unit lighting, integrated oven and gas hob with stainless steel extractor fan above, stainless steel splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine, saucepan drawers, cupboard housing gas boiler, recessed lighting and tiled floor. 11'7 x 9'5



Lounge Area:

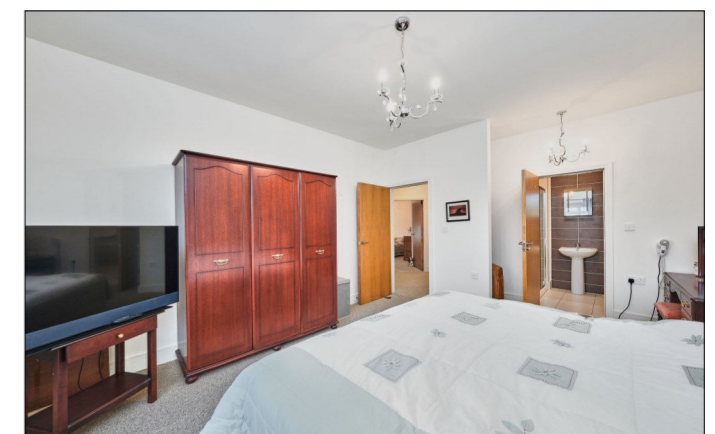
With wood surround fireplace with cast iron inset and tiled hearth and recessed lighting. 23'10 x 18'1 (into bay)

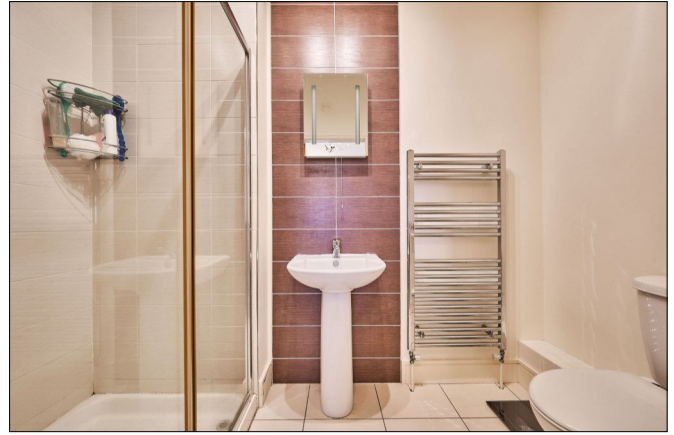


Bedroom 1:

17'0 (max) x 12'9

Ensuite with w.c., wash hand basin with part tiled walls above, illuminated mirror with light above, large fully tiled walk in shower cubicle with electric shower, heated towel rail, extractor fan and tiled floor.





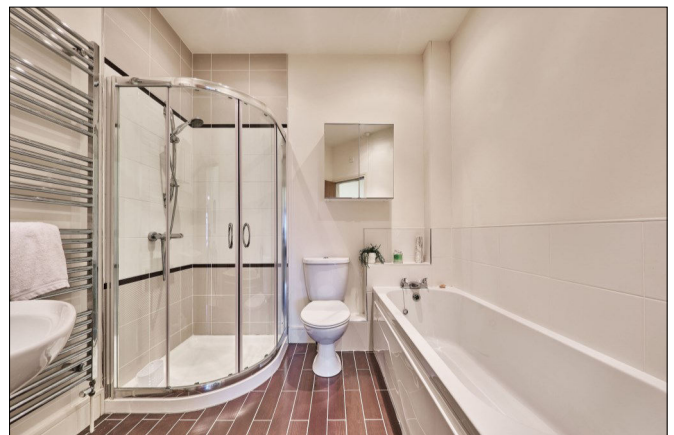
Bedroom 2:

14'0 (average) x 10'2



Bathroom:

With white suite comprising w.c., wash hand basin with tiled surround, fully tiled walk in shower cubicle with mains shower, bath with tiled surround, heated towel rail, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Well maintained communal gardens with seating area.

Parking area to rear of building where communal door entrance is located. Bin area is located to rear of car park.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Excellent Decorative Order Throughout
- ** New Boiler Recently Installed (July 2022)



TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1023.55 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. Current Service charge is £1,300.00 per annum approx. (20.02.24)



28 Knockantern Green

Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft
(Excluding Lift)

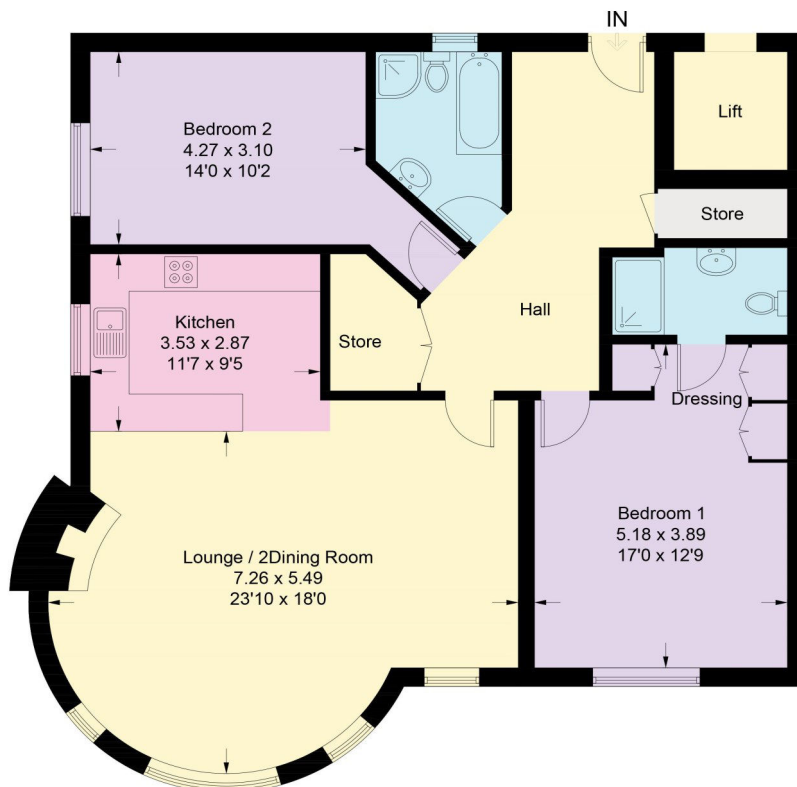


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID913705)