

For Sale

Apt 6 Circular Mews Apartments, Circular Road,
Coleraine, BT52 1GU

Offers Over **£105,000**



Property Overview

- Second Floor Apartment (No Lift)
- 2 Bedrooms, 1 Reception Rooms
- Gas Heating
- uPVC double glazed windows
- Close to Town Centre with all its amenities
- Car parking and bin storage area
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2023/2024 is £860.71
- EPC Rating - D61

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ENTRANCE HALL:

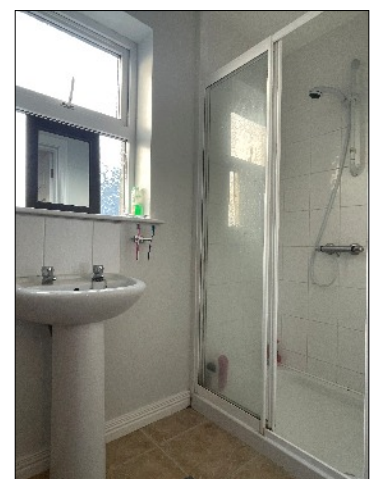
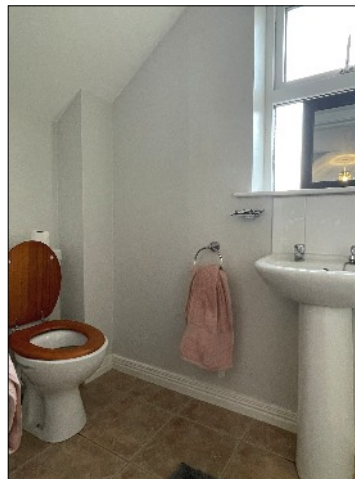
With telephone point, tiled floor, storage cupboard housing boiler.



OPEN PLAN LOUNGE / DINING / KITCHEN:

28' 3" x 14' 2" (8.62m x 4.32m) (MAX) With television and telephone points, intercom door entry system. Eye and low level units, tiled between units, single drainer stainless steel sink unit, electric oven, Indesit hob, plumbed for dishwasher and washing machine, space for fridge / freezer.

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BEDROOM 1:
12' 10" x 12' 4" (3.92m x 3.75m) (MAX)

EN-SUITE:
Comprising tiled shower cubicle with mains shower fitting, wash hand basin, w.c., tiled floor, extractor fan.

BEDROOM 2:
11' 1" x 7' 3" (3.39m x 2.20m) (MAX)

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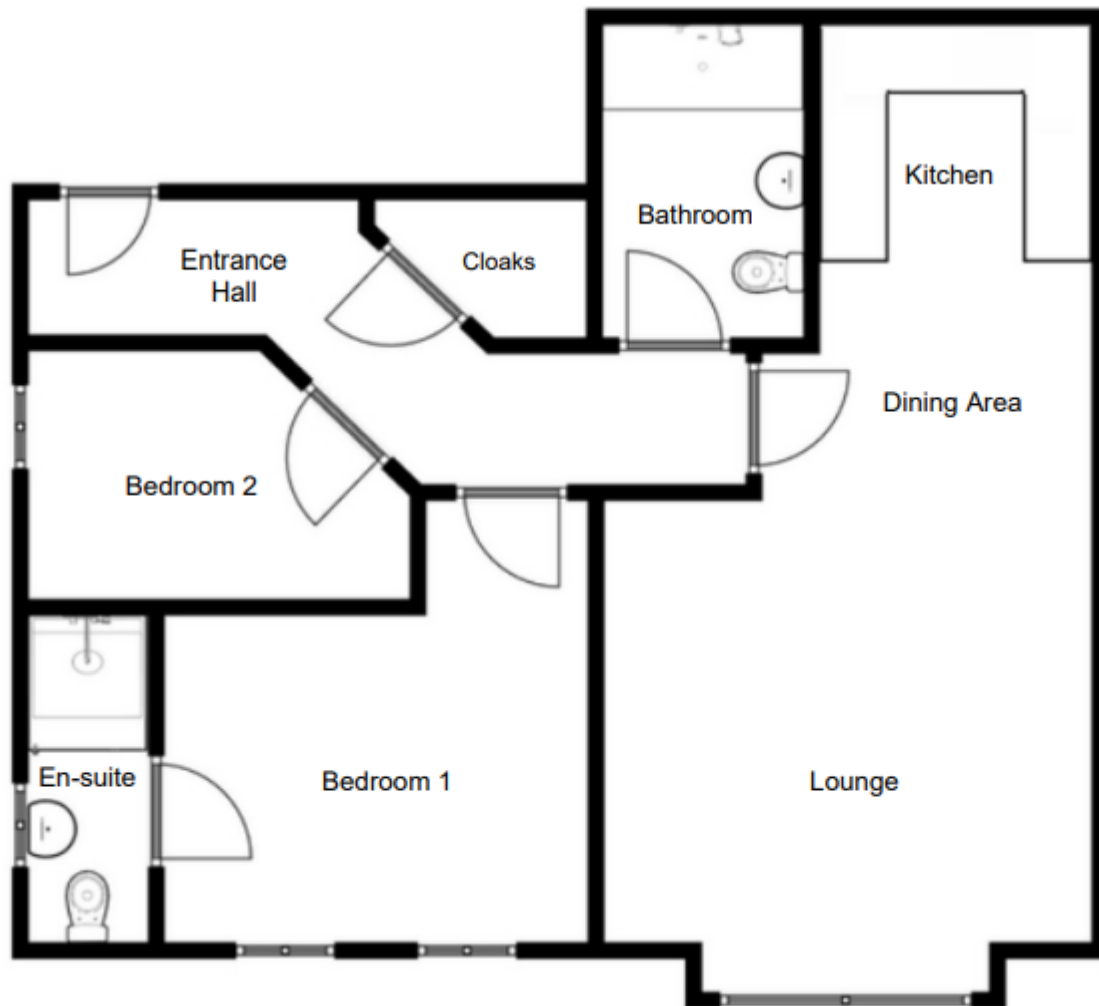
BATHROOM:

Comprising panel bath, wash hand basin, w.c., tiled floor, extractor fan.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On approaching Coleraine town centre along Railway Road, at the traffic lights turn right onto Circular Road and Circular Mews Apartments are situated on the right hand side.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A 92 plus	
B 81-91	
C 69-80	76
D 55-68	61
E 39-54	
F 21-38	
G 1-20	
Not energy efficient - higher running costs	
Northern Ireland	EU Directive 2002/91/EC
Full EPC available on request	

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0233 070224/JM

OUR OFFICE LOCATION



Think

FINANCIAL SERVICES

by Clare

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- Life Cover
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- Landlord Insurance

Contact Clare on 028 7032 8222 / 07739 707 078

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