



Ballymoney St James Park

These exclusive 2 bedroom luxury apartments feature only 6 generously proportioned apartments in the exclusive St James Park development within walking distance of the town centre and all the local amenities. They incorporate a host of features as well as an exceptionally high level of specification and finish. Each apartment benefits from its own private entrance. One of the key selling features of this exciting development is the sense of security and ease of parking, making it an ideal acquisition for owner occupiers and investors alike.

Prices On Application

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Location:

Leave Ballymoney town centre on the Coleraine Road and turn first left into St. James's Park. Continue into the Development and the apartments are situated at the top of the avenue.

Floor Plans**Apartment 1 – Price On Application****Accommodation Comprising****Entrance Hall**

With solid oak wood floor, telephone point and cloaks cupboard.

Lounge:

10'4 x 18'6 (3.15m x 5.64m)

With attractive cast iron fireplace (plumbed for gas fire), wood surround and tiled hearth, T.V. Point, satellite point, telephone point, solid oak floor, French doors to front and open plan to:

Kitchen:

11'11 x 8'10 (3.63m x 2.69m)

With a range of eye and low level units, 1½ bowl stainless steel sink unit, tiled between eye and low level units, stainless steel extractor fan, tiled floor and integrated Smeg hob, oven, dishwasher, fridge freezer and washer dryer (all to be fitted).

Bedroom 1:

10'10 x 10'6 (3.30m x 3.20m)

With solid oak wood floor, T.V. point, telephone point and En-suite comprising w.c., wash hand basin, shaver light, extractor fan, tiled floor, part tiled walls and tiled shower cubicle with Grohe chrome mixer shower.

Bedroom 2:

11'7 x 10'7 (3.53m x 3.23m excluding recess)

With solid oak floor.

Bathroom and w.c. combined:

With fitted suite including shaver light, extractor fan, tiled floor, tiled around bath and wash hand basin and tiled shower cubicle with Grohe chrome mixer shower. Add Photo of Kitchen & Bathroom



Apartment 2 – Price On Application

Accommodation Comprising

Entrance Hall

With solid oak wood floor, telephone point and cloaks cupboard.

Lounge:

10'4 x 18'6 (3.15m x 5.64m)

With attractive cast iron fireplace (plumbed for gas fire), wood surround and tiled hearth, T.V. Point, satellite point, telephone point, solid oak floor, French doors to front and open plan to:

Kitchen:

11'11 x 8'10 (3.63m x 2.69m)

With a range of eye and low level units, 1½ bowl stainless steel sink unit, tiled between eye and low level units, stainless steel extractor fan, tiled floor and integrated Smeg hob, oven, dishwasher, fridge freezer and washer dryer (all to be fitted).

Bedroom 1:

10'10 x 10'6 (3.30m x 3.20m)

With solid oak wood floor, T.V. point, telephone point and En-suite comprising w.c., wash hand basin, shaver light, extractor fan, tiled floor, part tiled walls and tiled shower cubicle with Grohe chrome mixer shower.

Bedroom 2:

11'7 x 10'7 (3.53m x 3.23m excluding recess)

With solid oak floor.

Bathroom and w.c. combined:

With fitted suite including shaver light, extractor fan, tiled floor, tiled around bath and wash hand basin and tiled shower cubicle with Grohe chrome mixer shower.



Apartment 3 – Price On Application

Accommodation Comprising

Entrance Hall

With solid oak wood floor, telephone point and cloaks cupboard.

Lounge:

18'6 x 10'3 (5.64m x 3.12m)

With attractive cast iron fireplace (plumbed for gas fire), wood surround and tiled hearth, T.V. Point, satellite point, telephone point, solid oak floor, French doors to front and open plan to:

Kitchen:

11'11 x 8'8 (3.63m x 2.64m)

With a range of eye and low level units, 1½ bowl stainless steel sink unit, tiled between eye and low level units, stainless steel extractor fan, tiled floor and integrated Smeg hob, oven, dishwasher, fridge freezer and washer dryer (all to be fitted).

Bedroom 1:

10'6 x 10'11 (3.20m x 3.33m)

With solid oak wood floor, T.V. point, telephone point and En-suite comprising w.c., wash hand basin, shaver light, extractor fan, tiled floor, part tiled walls and tiled shower cubicle with Grohe chrome mixer shower.

Bedroom 2:

11'6 x 10'6 (3.51m x 3.20m)

With solid oak floor.

Bathroom and w.c. combined:

With fitted suite including shaver light, extractor fan, tiled floor, tiled around bath and wash hand basin and tiled shower cubicle with Grohe chrome mixer shower.



Apartment 4 – Price On Application

Accommodation Comprising

Entrance Hall

With tiled floor, oak staircase to landing with solid oak floor and cloaks cupboard.

Reception Hall

With solid oak floor and cloaks cupboard.

Lounge:

22'4 x 10'4 (6.81m x 3.15m)

With attractive cast iron fireplace in wood surround and plumbed for gas fire, solid oak floor, T.V. point, satellite points, telephone point, French doors to Balcony and open plan to:

Kitchen:

8'10 x 7'6 (2.69m x 2.29m)

With attractive range of eye and low level units, tiled between eye and low level units, single bowl and drainer stainless steel sink unit, stainless steel extractor canopy, integrated Smeg hob, oven, fridge freezer, dishwasher and washer dryer (all to be fitted).

Bedroom 1:

11'7 x 10'6 (3.53m x 3.20m)

With solid oak floor, T.V. point, telephone point and Ensuite comprising w.c., wash hand basin, shaver light, extractor fan, tiled floor, tiled around wash hand basin and tiled shower cubicle with Grohe chrome mixer shower.

Bedroom 2:

10'11 x 10'6 (3.33m x 3.20m-Including recess)

Bathroom & w.c. combined:

With fitted suite comprising w.c., wash hand basin, tiled around wash hand basin, bath, tiled around bath, shaver light, extractor fan, tiled floor and tiled shower cubicle with Grohe chrome mixer shower.



Apartment 5 – Price On Application

Accommodation Comprising

Entrance Hall

With tiled floor, oak staircase to oak floored landing.

Reception Hall

With solid oak floor, telephone point and cloaks cupboard.

Lounge:

16'1 x 11'3 (4.90m x 3.43m)

With attractive cast iron fireplace in wooden surround with tiled hearth, solid oak floor, T.V. point, Satellite point and telephone point.

Kitchen:

8'9 x 9'3 (2.67m x 2.82m)

With eye and low level units, tiled between eye and low level units, 1 ½ bowl stainless steel sink unit, tiled floor, stainless steel extractor fan, pan drawers, Smeg integrated hob, oven, dishwasher, fridge freezer and washer dryer (all to be fitted).

Bedroom 1:

8'9 x 13'10 (2.67m x 4.22m)

With T.V. point, telephone point, solid oak floor and Ensuite comprising w.c., wash hand basin, extractor fan, shaver light, tiled floor, tiled around wash hand basin and tiled shower cubicle with Grohe chrome mixer shower.

Bedroom 2:

10'9 x 8'10 (3.28m x 2.69m)

With solid oak floor.

Bathroom & w.c. combined:

Comprising w.c. with concealed cistern, vanity unit, tiled splashback, bath, part tiled around bath, shaver light, extractor fan and tiled shower cubicle with chrome mixer shower.



Apartment 6 – Price On Application

Accommodation Comprising

Entrance Hall

With tiled floor, oak staircase to landing with solid oak floor and cloaks cupboard.

Reception Hall

With solid oak floor and cloaks cupboard.

Lounge:

22'4 x 10'4 (6.81m x 3.15m)

With attractive cast iron fireplace in wood surround and plumbed for gas fire, solid oak floor, T.V. point, satellite points, telephone point, French doors to Balcony and open plan to:

Kitchen:

8'10 x 7'6 (2.69m x 2.29m)

With attractive range of eye and low level units, tiled between eye and low level units, single bowl and drainer stainless steel sink unit, stainless steel extractor canopy, integrated Smeg hob, oven, fridge freezer, dishwasher and washer dryer (all to be fitted).

Bedroom 1:

11'7 x 10'6 (3.53m x 3.20m)

With solid oak floor, T.V. point, telephone point and Ensuite comprising w.c., wash hand basin, shaver light, extractor fan, tiled floor, tiled around wash hand basin and tiled shower cubicle with Grohe chrome mixer shower.

Bedroom 2:

10'11 x 10'6 (3.33m x 3.20m-Including recess)

With solid oak flooring.

Bathroom & w.c. combined:

With fitted suite comprising w.c., wash hand basin, tiled around wash hand basin, bath, tiled around bath, shaver light, extractor fan, tiled floor and tiled shower cubicle with Grohe chrome mixer shower.



Additional Features

uPVC double glazed windows
 Gas heating system
 Private entrance to each apartment
 Prestigious location
 Burglar alarm installed
 Central satellite & T.V. system (connection fee applies)
 High level turnkey specification
 Private parking
 Smeg integrated appliances in kitchen.

Rateable Value:

TBC

Tenure:

TBC

Solicitor:

TBC

For further details and permission to view contact selling agents.

Property Reference:

MB/LB08052008

B.C. 10.06.08



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