



For Sale First Floor Apartment

1st Floor, 237 Merville Garden Village,
Newtownabbey, BT37 9TY

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For Sale First Floor Apartment

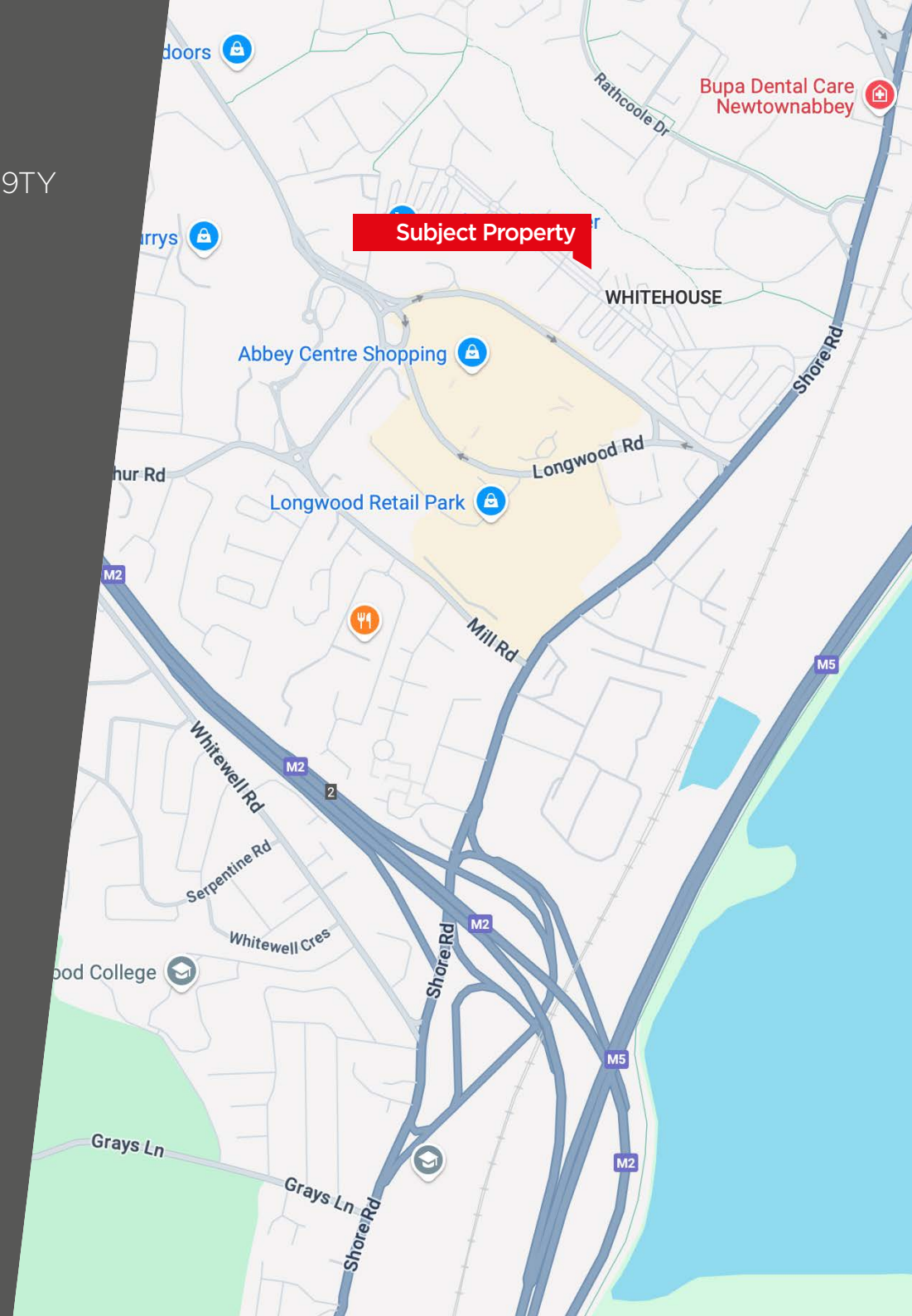
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Summary

- Well-presented 1st floor 2-bedroom apartment located within Merville Garden Village, Newtownabbey.
- Awarded 'Best Kept Large Housing Area' in 2022 by the Northern Ireland Amenity Council (NIAC).
- Located within close proximity to excellent schools, shops, and public transport links.
- Ideally suited for a first-time buyer or investor.

Location

The subject property is located within a cul de sac in a popular residential area just off the Shore Road, Whiteabbey. The property is located within walking distance from a parade of retail units in Merville Garden Village and is right next to Abbey Centre Shopping. access to a wide variety of shops, restaurants and superstore outlets from groceries to furniture.



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Description

This first floor apartment comprises 2 bedrooms with built in storage, a lounge with a feature fireplace and carpeted flooring, a kitchen with a range of high and low-level units, newly fitted bathroom, uPVC frames and oil-fired central heating.

The apartment benefits from its own front door access with spacious porch, communal outside space with paving, hedges, and an outside storage shed and boiler house.

There are full height double door storage closets in both bedrooms, hall and kitchen.

Accommodation

We calculate the approximate net internal areas to be as follows:

Description	Sq. M	Sq. Ft
Reception Room	15.27	164
Master Bedroom	13.12	141
Bedroom 2	8.24	89
Bathroom	4.21	45
Kitchen	6.22	67
Utility Room	2	22
Storage Cupboard	1.2	13
Total Approximate Net Internal Area:	50.26	541



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Price

Inviting offers in the region of £108,950.

Rates

Approximate Rates Payable - 2025/2026
£647.39 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Title

Long lease exceeding 800 years of £25 per annum.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk

