

Lisney

FOR SALE:

Modern 4 Bedroom
Townhouse With Income

111 LAKELANDS, CRAIGAVON,
BT64 1AZ



CONTACT

Lynn Taylor
028 9050 1501
ltaylor@lisney-belfast.com

Lisney
1st Floor Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX

DETAILS

- Ideal Investment purchase
- Rental income of £520 pcm
- Long term tenant in place
- Convenient location just 3 miles from the Lurgan Town Centre
- Well kept, quiet residential development
- Very rarely do properties come onto the market in Lakelands

LOCATION

The property is situated in the Craigavon area, located 3 miles from Lurgan and 4 miles from Portadown.

Lakelands is a residential development situated around Craigavon Lake, accessed off the Lakeland Road.

Properties located around the edges of the lake benefit from lake views and very rarely come onto the market.

DESCRIPTION

Number 111 comprises of an end terrace, four bedroom townhouse over three storeys, with parking to the front and a garden at the side and rear.

The tenant has been in occupation for approximately 10 years and is on a rolling monthly tenancy.

Rent is currently £520 per calendar month. The property requires some cosmetic work internally.

ACCOMMODATION

GROUND FLOOR LEVEL

Entrance Hallway

Wooden laminate flooring, painted walls and ceilings. Offers access to the living room/ dining room, kitchen, understairs cupboard and staircase.

Sitting room/dining room **3.91m x 8.98m**

Full length room comprising the conservatory, living room and dining room. Wooden laminate flooring with painted walls and ceilings. Benefits from a full height and width conservatory window at the front of the room and patio doors opening onto the rear garden.

Kitchen **3.02m x 3.12m**

Light oak coloured fitted kitchen with dark grey coloured countertops. Linoleum flooring with painted walls and ceilings.

Understairs Storage cupboard **11.03m x 0.81m**

FIRST FLOOR LEVEL

Landing

Large landing at the top of the stairs, leading to two bedrooms, linen cupboard and bathroom.

Bedroom 1 **3.62m x 3.26m**

Large bedroom at the rear of front of the house with painted walls and ceilings with carpeted floor.

Bedroom 2 **3.26m x 3.91m**

Large bedroom at the front of the house with painted walls and ceilings with carpeted floor.

FIRST FLOOR LEVEL (CONTINUED)

Bathroom *2.39m x 2.78m*

Bathroom with bath, W.C. and wash hand basin. Part painted, part tiled walls and ceilings with linoleum flooring.

Linen cupboard *0.68m x 0.75m*

SECOND FLOOR

Bedroom 3 *3.51m x 2.09m*

Large master bedroom at the rear of the house. Painted walls and ceilings with carpeted floor.

Ensuite *2.38m x 2.09m*

W.C., shower and wash hand basin. Part painted, part tiled walls with linoleum flooring.

Bedroom 4 *3.35m x 3.94m*

Large bedroom at the front of the house. Painted walls and ceilings with carpeted floor.



The Directors of Lisney for themselves and for the vendors or lessors of this thus this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers 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; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

FEATURES

- Oil fired central heating
- PVC windows and doors
- Large three car driveway to front of property
- Secure, large side and rear garden
- Convenient location, close to Lurgan and Portadown, local amenities and schools

LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: D63

Energy Performance Certificate Northern Ireland

| | | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 111, Lakelands CRAIGAVON BT64 1AZ | Date of assessment: Date of certificate: Reference number: Type of assessment: Accreditation scheme: Assessor's name: Assessor's accreditation number: Employer/Trading name: Employer/Trading address: Related party disclosure: | 05 September 2016 06 September 2016 8505-2858-4528-3800-5163 RdSAP, existing dwelling Stroma Certification Robert McFarland STRO000645 Energy Central Ireland Ltd 1 Carrickblocker Avenue, Portadown, BT63 5UJ No related party |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | 63 | 64 |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |

The full certificate can be made available upon request.

RATES

| | |
|-----------------------|-------------|
| NAV | £130,000 |
| Rates Payable (16/17) | £1,059 P.A. |

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a freehold basis.

ASKING PRICE

Offers invited in the region of £110,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

CONTACT

Lynn Taylor
028 9050 1501
ltaylor@lisney-belfast.com

The Directors of Lisney for themselves and for the vendors or lessors of this thus this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers 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; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.