



2 THE FLAX HOUSE, MILL VILLAGE

Comber, BT23 5WT

Offers around **£210,000**

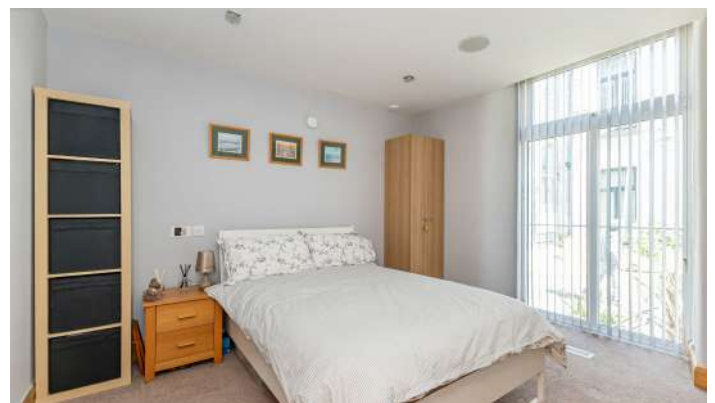


GROUND FLOOR APARTMENT | 2 | 2 | 1

Originally a linen mill dating back to the 19th century, 'The Mill Village' has been sympathetically converted combining contemporary design creating an award-winning development. The Mill Village is renowned for its exclusivity and this spacious ground floor apartment has been finished to a most exacting specification oozing opulence and character. .

KEY FEATURES

- Beautifully Presented Luxurious Ground Floor Apartment
- Two Double Bedrooms Both with Villeroy & Boch En Suite Facilities, Master with Luxury En Suite Bath/Shower Room and French Doors Leading to Decked Balcony Area
- Large Living/Kitchen/Dining Area with Exposed Brick Vaulted Ceiling and Track Lighting
- Fully Fitted Contemporary Nolte Kitchen with Range of Integrated Appliances
- French Doors leading to a Balcony, Perfect for the Afternoon Sun
- Additional Modern White Suite WC
- Additional Office Space Perfect for Home Workers
- Excellent Storage Throughout with Cloakroom and Under Floor Storage
- Aermac Heating/Air Conditioning Cooling System
- Beam Vacuum System
- Gas Fired Central Heating
- Communal Entrance Foyer, with Lift Access & Stairs
- Allocated Parking Space / Additional Guest Parking Available
- Access Gate to the Rear of the Development, perfect for those wishing to walk into Comber Town Centre or Avail of the various Bus Services



ROOM DETAILS

Ground Floor

- Entrance Hall
- Kitchen/Living/Dining
24'9" x 21'9"
- Separate WC
- Master Bedroom
16'5" x 15'6"
- Master Luxury Bathroom
and Shower Room
- Bedroom Two
9'10" x 11'8"
- En-suite Shower Room

Communal Entrance

- Communal door with security key pad to glazed atrium communal entrance hall. Access to stairs and lift

Outside

- Well maintained communal areas providing an allocated Parking Space and additional guest car parking. Access to residents fitness suite and swimming pool



DIRECTIONS

Heading away from The Square along Killinchy Street take the 3rd exit off the roundabout heading towards Dundonald. Take the first off slip under the flyover into The Mill Village. Driving through the gates The Flax House will be the third block of apartments on the left.



THE LOCAL AREA

Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more.

ENERGY EFFICIENCY RATING		CURRENT	POTENTIAL
Very energy efficient – lower running costs			
92+	A		
81-91	B		
69-80	C		
55-68	D	79	83
39-54	E		
21-38	F		
1-20	G		
NOT energy efficient – higher running costs			

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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