

Bill McKelvey



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www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

TO LET

Gambles Patch Florida Road Killinchy



Nestled in 200 acres of countryside two miles from the shores of Strangford Lough lies this beautifully presented duplex apartment set in the stunning grounds of a Georgian country estate. An idyllic rural location yet with many amenities nearby such as The Poachers Pocket and Balloo House bar and restaurant.

EPC & PHOTOS TO FOLLOW

- **2 Bedrooms; 1 double, 1 single**
- **Ground floor snug sitting room with stove**
- **First floor kitchen / dining / sitting room**
- **Bathroom with roll top bath and shower plus ground floor cloak room**
- **Gas fired under floor heating**
- **Double glazed sash windows with shutters**
- **Furnished**

Rent: £1,000 per calendar month (Plus Rates).

Viewing: Strictly by appointment through Bill McKelvey Estate Agents using an application for viewing.

T: 028 9751 9996

Gambles Patch, Florida Manor, 12-14 Florida Road, Killinchy, BT23 6RU.

APPLICATION FOR VIEWING

PROPERTY: **DATE:**
APPLICANTS FULL NAME:
PRESENT ADDRESS:
TELEPHONE NUMBER: (LANDLINE & DAYTIME/MOBILE).....
WHAT TIMES ARE YOU AVAILABLE TO VIEW THE PROPERTY?:
OCCUPATION:
JOINT APPLICANTS NAME AND ADDRESS:
JOINT APPLICANTS OCCUPATION:
NUMBER USING ACCOMMODATION:..... RELATIONSHIP:
LENGTH OF LEASE REQUIRED:
OCCUPATION COMMENCING:
IS IT YOUR INTENTION TO KEEP PETS ON THE PREMISES IF YES PLEASE PROVIDE DETAILS:
.....
DO YOU SMOKE?
WILL YOU HAVE AN EMPLOYED HOMEOWNER TO ACT AS GUARANTOR?

If you are interested in viewing this or any of our properties to rent you will need to return a completed Application for Viewing.

If you would like to be considered for tenancy of this or any of our properties you will need to submit an Application for Tenancy from which landlord and employers references may be sought. An Application For Tenancy can be downloaded from the 'contact us' section of our web site and every adult intending to live in the property will need to complete this.

If your application is successful before occupation you will have to pay a minimum of one month rent in advance together with a deposit equivalent to one month rent and provide a guarantor. The deposit will be refunded at the end of the tenancy subject to the terms of the lease being met and the property being returned in a satisfactory condition.