

RS.26.099

14A, Old Hall Court, Rostrevor, BT34 3TA



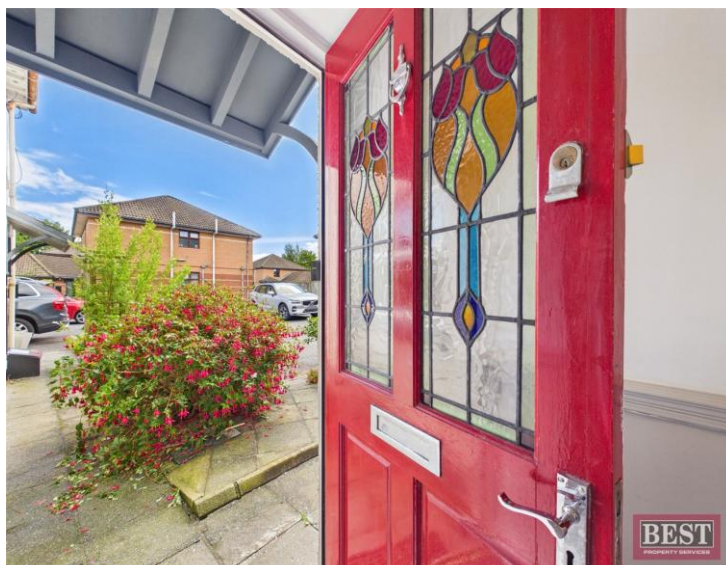
Offers Over £165,000

New to the market, this spacious ground floor, one bedroom apartment has been recently refurbished to a modern standard, while maintaining some original period features, such as high ceilings throughout, and a feature fireplace. This apartment is located in the heart of Rostrevor village, ideal for those who require close proximity to all local amenities including shops, pubs, parks and local primary schools.

The property is comprised of a welcoming entrance hall leading to a large, spacious reception room with high ceilings and lots of natural light coming in. The bathroom has a contemporary feel having recently been refurbished. The kitchen has a full range of modern kitchen units and looks out onto the internal courtyard along with the double bedroom at the end of the hall

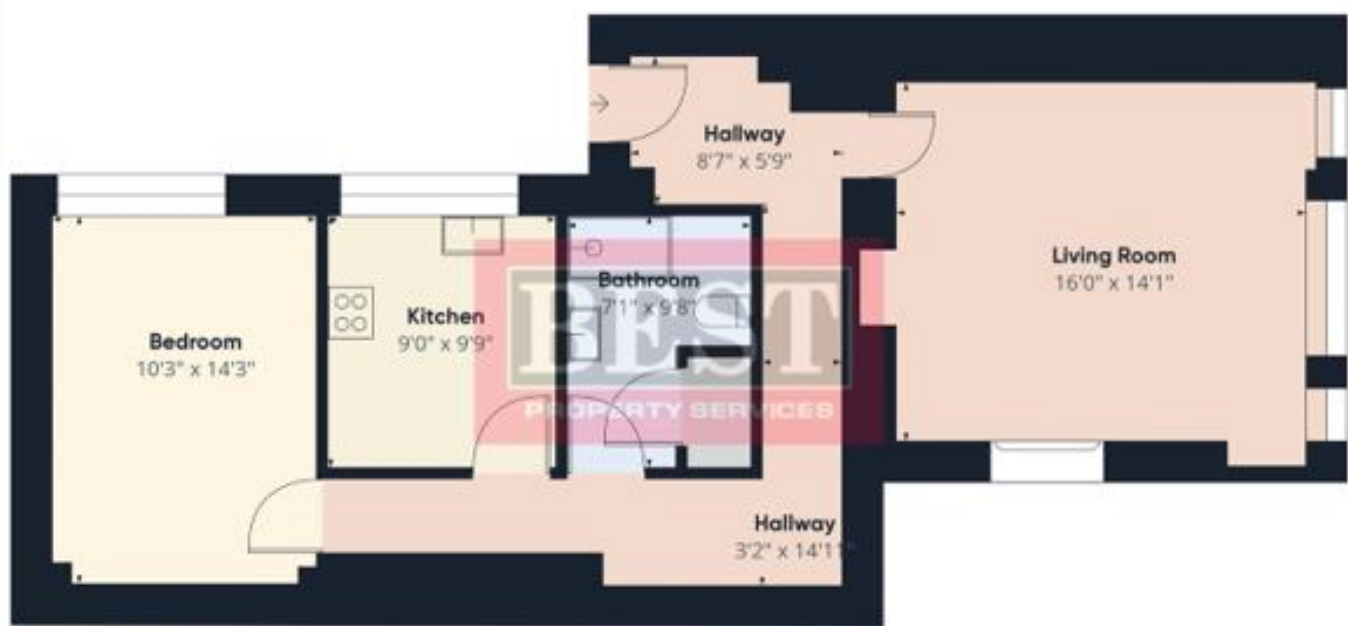
This property would make the ideal purchase for investors, downsizers, retirees or first time buyer

- One bedroom ground floor apartment
- Located within Rostrevor Village with easy access to all local amenities
- Recently refurbished whilst maintaining its stunning period features
- Infrared electric heat system /
- Parking space included





Floorplan



Approximate total area*
703.99 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

CHAFFEB60



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

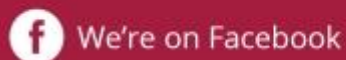
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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with Bolster

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