

97 Mark Street, Newtownards,  
County Down, BT23 4DT

**Asking Price: £83,000**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

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Viewing by Appointment

### Description

Reeds Rains are delighted to present for sale this spacious modern first floor flat ideally located just a few minutes walk from Newtownards town centre.

This immaculately presented home is perfect for a first time buyer or an investor looking for healthy return.

Internally the property comprises of an entrance hall, living room, kitchen, 2 bedrooms and a bathroom. It also boast a large store which is accessed off the communal hallway.

Finally the flat is further enhanced with gas fired central heating and double glazed.

To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

### FIRST FLOOR FLAT

#### Communal Hall Way

#### Entrance Hall

Laminate floor. Storage cupboard with light.

#### Living Room

13'9" x 10'2" (4.2m x 3.1m)

Laminate floor.

#### Kitchen

12'7" x 6'9" (3.84m x 2.06m)

Modern fitted kitchen with a range of high and low level units and laminate work tops.

Stainless steel single drainer sink unit with mixer tap. Single oven, 4 ring ceramic hob and stainless steel extractor fan. Plumbed for washing machine. Part tiled walls.

#### Bedroom 1

13'9" x 9'2" (max) (4.2m x 2.8m (max))

Laminate floor.

#### Bedroom 2

9'5" x 7'2" (2.87m x 2.18m)

Laminate floor.

#### Bathroom

8'7" x 5'1" (2.62m x 1.55m)

White suite comprising low flush WC, pedestal wash hand basin and panel bath with thermostatically controlled shower over. Part tiled walls.

#### Heating type

Gas fired central heating.

#### Glazing Type

Double glazed.

#### Store

8'4" x 5'10" (2.54m x 1.78m)

Accessed from communal hallway.

### CUSTOMER DUE DILIGENCE

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 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

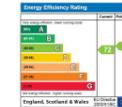
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.