



## 3 MARKET COURT

Newtownards, BT23 7SW

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*Offers Around* **£99,950**



APARTMENT | 2  | 1  | 1 

This charming ground-floor apartment is ideally located in the heart of Newtownards, offering easy access to the town's shops, cafés, and local amenities while benefiting from excellent transport links to Belfast and beyond.

## KEY FEATURES

- Fantastic Ground Floor Apartment
- Spacious Living Room
- Separate Shaker Style Kitchen
- Two Well Proportioned Bedrooms
- Bathroom With White Suite
- Double Glazing
- Utility Store
- Designated Parking Space
- Superfast Fiber-Optic Broadband
- Gas Fired Central Heating
- Ideally Situated In The Heart Of Newtownard's Thriving Town Centre
- Wide Ranging Appeal To A Host Of Potential Purchasers Including The First Time Buyers, Young Professionals, Retired, Investors, Downsizers And The Holiday Home Market
- Early Viewing Strongly Recommended



## ROOM DETAILS

### Ground Floor

- Entrance Hall
- Living Room  
15'5" X 18'8"
- Kitchen  
12'2" X 5'11"

### Ground Floor

- Bedroom One  
14'9" X 8'11"
- Bedroom Two  
14'9" X 6'6"
- Bathroom

### Outside

- Designated Parking Space
- Superfast Broadband Available



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travel south on Main Street, then turn left onto Market Street. Continue straight, and Market Court will be ahead.*



## THE LOCAL AREA

*Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54	40	52
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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