



15 Lakeview Manor, Newtownards,
County Down, BT23 4US

Asking Price: £184,950

 **Reeds Rains**

reedsrains.co.uk

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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this immaculately presented ground floor apartment in the highly desirable Lakeview Manor development just off the Belfast Road in Newtownards.

Set within a quiet cul de sac, the apartment offers generous sized accommodation and is ideal for those looking to downsize and enjoy the many benefits of apartment living. Internally the property comprises of an entrance hall with storage cupboard, Bright lounge open to modern kitchen/dining area, 2 bedrooms - master with ensuite and a bathroom.

Externally the property has delightful manicured communal grounds and 1 allocated car parking spaces.

The property is further enhanced with gas fired central heating and double glazing.

This apartment must be viewed to fully appreciate the accommodation on offer.

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

Entrance Hall

Generous storage cupboard with gas boiler and plumbed for washing machine. Tiled floor.

Kitchen / Living / Dining

22'10" x 11'7" (Max) (6.96m x 3.53m (Max))
Luxury fitted high gloss cream kitchen with an excellent range of high and low level units and laminate worktops. One and a half bowl stainless steel single drainer sink unit with mixer tap. Integrated fridge freezer, single oven and slimline dishwasher. 5 ring gas hob and stainless steel extractor fan. Feature pull out larder. Recessed spot lights. Tiled Floor.

Bedroom 1

14'9" x 10'11" (4.5m x 3.33m)
Spacious double bedroom with Bluetooth ceiling speakers.

Ensuite Bathroom

7'9" x 4'8" (2.36m x 1.42m)
Modern white suite comprising; low flush WC, vanity wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Recess spotlights, chrome towel rail and extractor fan.

Bedroom 2

13'7" x 7'5" (Max) (4.14m x 2.26m (Max))
Bluetooth ceiling speakers. Feature bay window

Bathroom

7'1" x 5'7" (2.16m x 1.7m)
Contemporary white suite comprising low flush WC, vanity wash hand basin with mixer tap and panel bath with mixer tap and handheld shower attachment. Chrome towel rail, tiled floor and part tiled walls. Recessed lighting, Bluetooth ceiling speaker and extractor fan. Feature recessed mirror.

Heating Type

Gas fired central heating.

Glazing Type

Double Glazed.

Parking

One allocated parking space.

Outside

Well manicured gardens surrounding the apartment block.

CUSTOMER DUE DILIGENCE

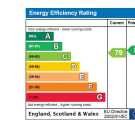
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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this 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.

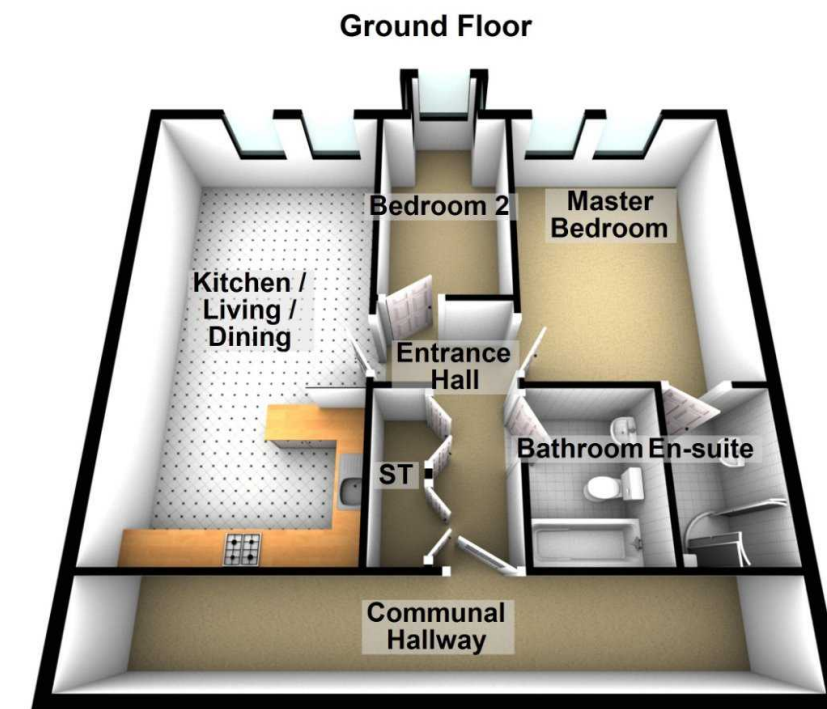
Laser Tape Clause



For full EPC please contact the branch.

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.



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)