

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 THE NEWTOWN
BUILDING, 87-89 FRANCES**

OFFERS AROUND £145,000

Welcome to The Newtown Building, Frances Street in Newtownards! This delightful first-floor apartment is within a secure gated community, offering you peace of mind and a sense of exclusivity.

The modern fitted kitchen is a good size with a range of integrated appliances. The spacious living room provides a cosy retreat for relaxation or entertaining guests. With two double bedrooms, including a primary bedroom with an ensuite shower room, you'll have plenty of space to unwind in style. The convenience of a family bathroom adds to the practicality of this charming apartment.

Situated close to Newtownards Town Centre, you'll have easy access to a variety of amenities, shops, and eateries, making everyday living a breeze.

Whether you're an investor looking for a promising opportunity, a downsizer seeking a more manageable space, or a first-time buyer ready to step onto the property ladder, this property caters to a diverse range of needs. Don't miss out on the chance to make this lovely apartment your own!



Key Features

- Spacious First Floor Apartment, Within Walking Distance To Newtownards Town Centre
- Large Living Room With Dual Aspect Views and Private Balcony
- Good Sized Family Bathroom Comprising White Suite
- Secure Gated Courtyard, With One Allocated Parking Space
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Two Double Bedrooms, Primary With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazing
- Early Viewing Recommended, Attracting A Wide Range Of People From Investors To Downsizers To First Time Buyers Alike



Accommodation

Comprises:

Entrance Hallway

Built in storage.

Kitchen

10'6" x 9'4"

Range of high and low level units with wood laminate work surfaces, stainless steel sink unit with built in drainer and mixer tap, integrated appliances to include; oven, fridge/freezer, dishwasher, washing machine, four ring gas hob and stainless steel extractor fan and hood, tiled floor and partly tiled walls.

Living Room

18'2" x 14'6"

Dual aspect windows with access to balcony.

Bedroom 1

12'11" x 10'2"

Double bedroom with sliding glass door, access to balcony.

En-Suite

White suite comprising shower cubicle with overhead shower and sliding glass door, wall mounted wash hand basin with mixer tap, low flush w/c, tiled floor, extractor fan and recessed spotlights.

Bedroom 2

12'2" x 9'1"

Double bedroom.

Bathroom

White suite comprising panelled bath with mixer tap, shower cubicle with overhead shower and sliding glass door, wall mounted wash hand basin with mixer tap, low flush w/c, tiled floor, extractor fan and recessed spotlights.

Outside

Wrap around balcony with views over Newtownards and towards Scrabo Tower.

One allocated parking space, gated development.











Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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