



The Newtown Building

Frances Street, Newtownards, BT23 7FG

"Never considered apartment living before? I definitely would for this beautiful penthouse and those outstanding views!"

Whether you're a young professional or already retired the convenience of this apartment is obvious and the practicality of lift access almost directly to your front door is easy to appreciate and makes this a genuine option for buyers of all ages and mobility. The first thing you'll notice upon stepping out of the lift is the clean and bright landing and this continues as you step inside apartment 45 and the open plan lounge/kitchen/diner to see those amazing picture windows and the vaulted ceiling that, perhaps, brings you just a little closer to heaven! Take a step through the sliding patio doors and experience the paved roof terrace that wraps around the building and gives you an amazing birds eye view of Newtownards, Strangford Lough and Scrabo Tower. There are two bedrooms, including master with en-suite shower room, and a separate, fully tiled family bathroom. The apartment block appears to be well managed with working lifts at either end of the building and basement level parking with electronic gated access. Enough words - time for you to take a personal look inside apartment 45 and experience this unique property for yourself.

Offers Around £165,000

The Newtown Building

Frances Street, Newtownards, BT23 7FG



- Modern penthouse apartment - 4th floor with lift access
- Open plan lounge/kitchen/diner
- Luxury bathroom
- Suitable for wide variety of buyers - Chain free
- Lovely views of Scrabo Hill & Strangford Lough
- Excellent range of integrated appliances
- Basement parking
- 2 bedrooms - master en-suite
- Picture windows with access to private roof terrace
- Town centre location

Ground floor communal entrance

Outside

4th Floor landing

Tenure

Entrance hall

Property misdescriptions

Lounge/kitchen/diner

27'5x12'5 (8.36mx3.78m)

Bathroom

8'10x5'10 (2.69mx1.78m)

Bedroom 1

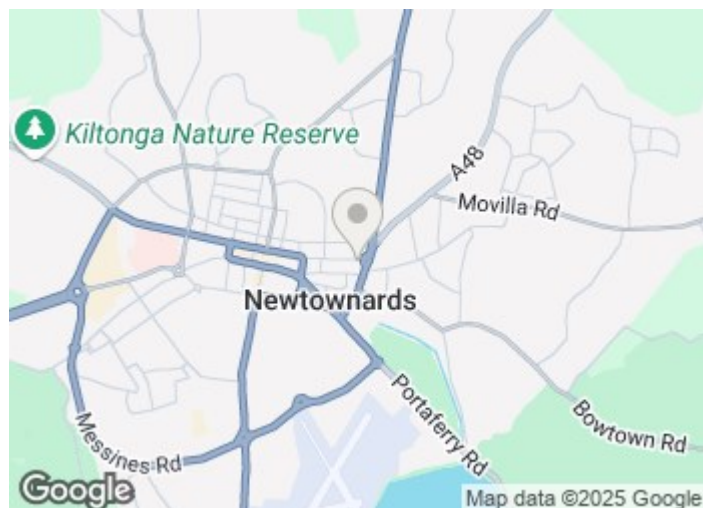
17'1x9'2 (5.21mx2.79m)

En-suite shower room

8'10x5'10 (2.69mx1.78m)

Bedroom 2

13x9'1 (3.96mx2.77m)



Directions

Located on Frances Street close to Newtownards town centre. Property is best accessed via right hand entrance with lift available directly inside door leading directly to number 45 on the 4th floor.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		