



## 1 River Hill Road , Newtownards, BT23 7GT

Located within the impressive "Focal Building" of the popular River Hill development, this ground floor apartment won't fail to impress and, whilst it would make an ideal retirement home, it would suit a variety of potential buyers from first timers to those with restricted mobility.

The property extends to approx. 800sq.ft. and boasts 10ft high ceilings, amplifying the sense of space. It offers 2 double bedrooms, including a master with ensuite shower room, a family bathroom, a lounge and a kitchen with casual dining area. The property is of modern construction assuring the new owner that they will have little maintenance to consider for the foreseeable future. A little bit of personalisation through paint and decor and you're all set.

The property benefits from uPVC double glazing and Phoenix gas central heating whilst, externally, there are communal gardens in lawn and a tarmac parking area for residents. As apartments go, 1 Riverhill Road is in a league of its own and should be viewed internally to be fully appreciated.

**Offers Around £139,950**

# 1 River Hill Road

, Newtownards, BT23 7GT



- Excellent ground floor apartment
- Kitchen/diner
- Beautiful character with 10ft. ceilings
- Please see our website for full details.
- 2 bedrooms - Master en-suite
- Bathroom
- uPVC double glazing - Phoenix gas central heating
- Lounge
- Extends to approx. 800sq.ft.
- Communal gardens and parking area for residents

## Entrance

## Ensuite shower room

## Porch

7'9x3'4 (2.36mx1.02m)

5'2x3'1 (1.57mx0.94m)

## Bedroom 2

10'3x10 (3.12mx3.05m)

## Hallway

## Outside

## Lounge

## Tenure

14'6x13'8 (4.42mx4.17m)

## Property misdescriptions

## Kitchen/diner

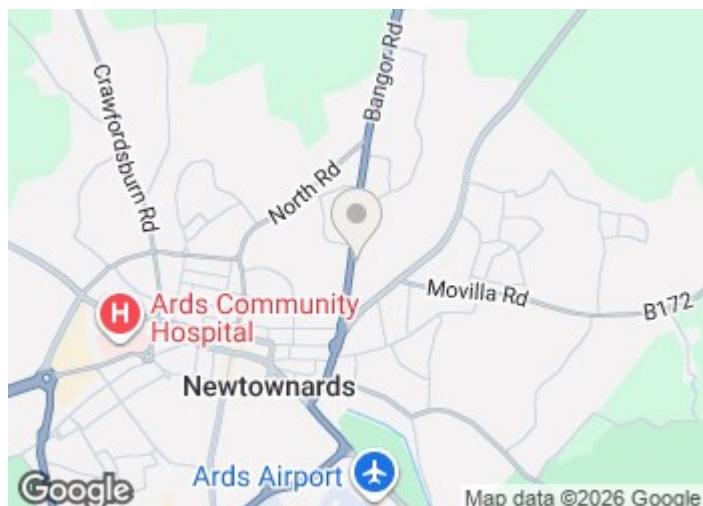
10x8'6 (3.05mx2.59m)

## Bathroom

6'10x6'5 (2.08mx1.96m)

## Bedroom 1

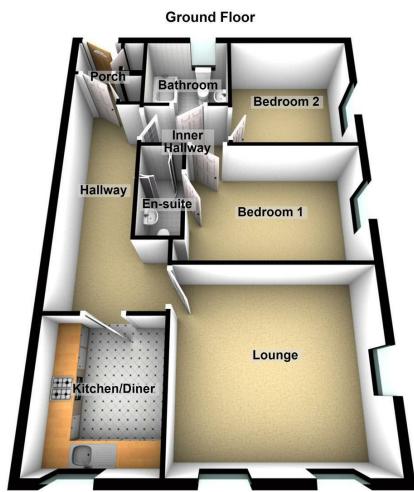
13'8x9'8 (4.17mx2.95m)



## Directions



## Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		80	83
(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	

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