



## 20 Mark Mews , Newtownards, BT23 4GY

Located close to Ards town centre and built around 2005 this beautiful, 1st floor, modern apartment is a bright, welcoming and modern home, reminiscent of "New York" style apartments. The property centres around a spacious lounge/kitchen/diner with south facing balconette, picture windows, luxury window shutters, wooden flooring and modern white kitchen. Passing through the oak door to the central hallway you'll find 2 double bedrooms plus a practical and modern shower room, with large walk in shower and wash hand basin with vanity unit. It has been tastefully modernised by its present owner with lovely details such as wall panelling, solid oak internal doors and luxury window shutters which gives the property a real luxury feel.

Externally the property is accessed via an external metal staircase leading from the communal parking area at the rear with allocated and visitor parking spaces.

A first home, a buy to let or a place to make a fresh start - this charming property would suit a wide variety of potential buyers and should be viewed early to be fully appreciated and avoid disappointment.

**Offers Around £129,950**

## 20 Mark Mews

, Newtownards, BT23 4GY



- Modern 1st floor apartment
- Open plan lounge/kitchen/diner
- Allocated parking + visitor parking
- Please see our website for full details
- Beautifully updated and presented throughout
- Luxury shower room
- Town centre location.
- 2 double bedrooms
- Phoenix gas central heating - uPVC double glazing
- Excellent first time buy, fresh start or buy to let.

### Entrance

### Hallway

### Open plan Lounge/Kitchen/Dining room

21'7x14'9 (6.58mx4.50m)

### Bedroom 1

11'9x10'9 (3.58mx3.28m)

### Bedroom 2

11'8x8'9 (3.56mx2.67m)

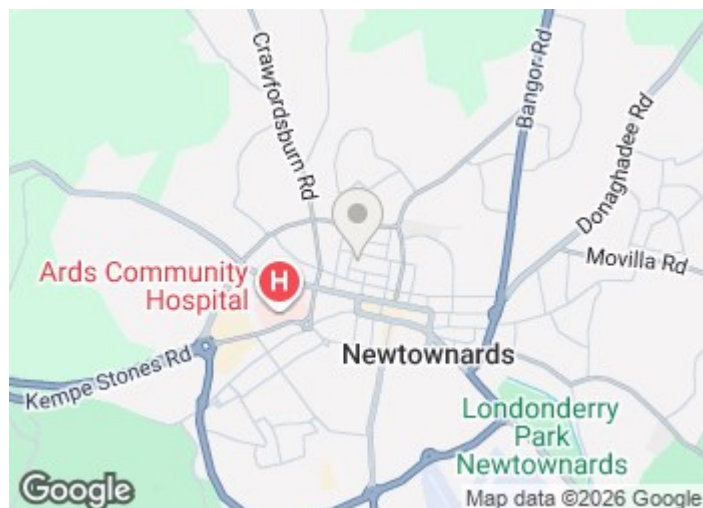
### Shower room

8'1x5'7 (2.46mx1.70m)

### Outside

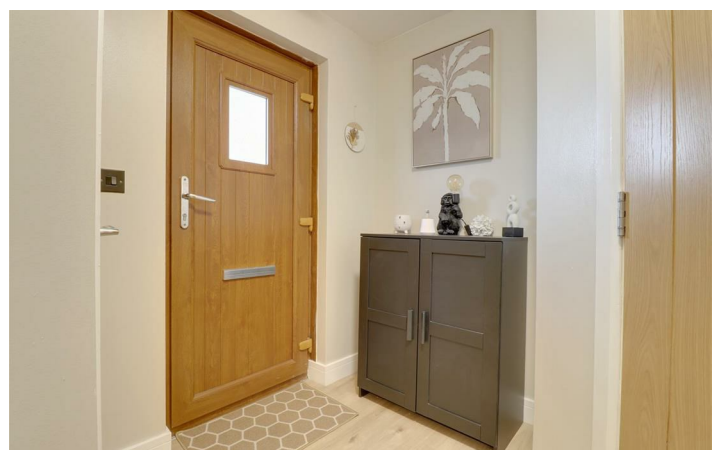
### Tenure

### Property misdescriptions

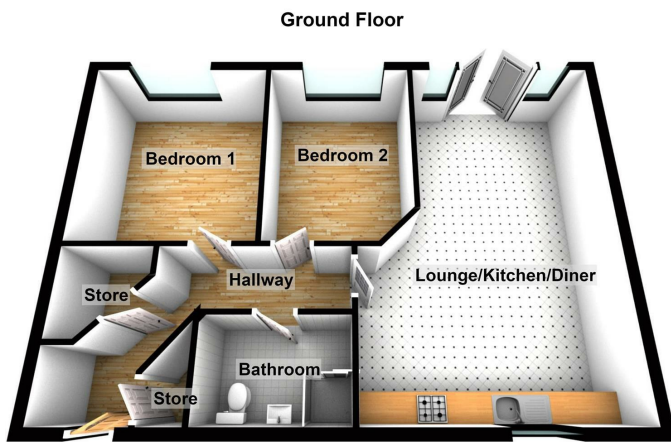


### Directions

Travelling along Talbot Street turn onto James Street then left into Mark Street and Mark Mews is on the right. Enter the development and proceed to the end to where number 20 is on the left.



## Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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