

RS.23.065

## 3 Spring Hill Court, Newry, BT34 1AS



Guide Price £99,950



SCAN FOR MORE  
INFORMATION

Introducing to the market a well presented two bedroom first floor apartment within Springhill Court, located just off the Belfast Road in Newry City. On entering the property, you will find a spacious open plan kitchen / living room with a full range of kitchen upper and lower level units. The space is large enough for a living area along and dining area. The two double bedrooms are located to the back of the apartment and there is a Bathroom with three piece suite. This property would make a perfect purchase for any first-time buyer or buy to let investor. Viewing is highly recommended!

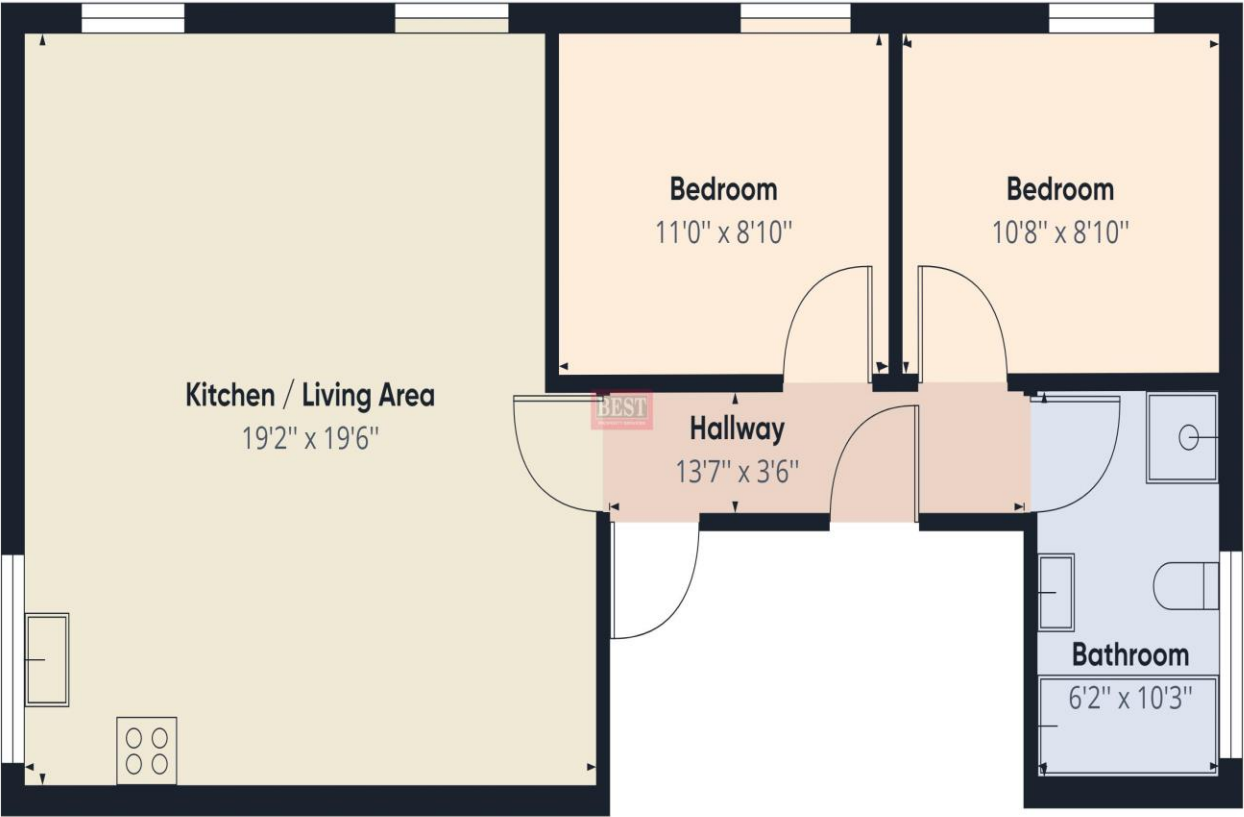
- **EXCELLENT TWO BEDROOM FIRST FLOOR APARTMENT**
- Accommodation comprises. Entrance Hall, Open Plan Living/Kitchen/Dining Area, 2 Bedrooms & Bathroom.
- Gas Central Heating. Pvc Double Glazing.
- Designated parking to the side of the property.
- Easy access to Newry City Centre and close to A1/N1







**Floor Plan**



Approximate total area<sup>(1)</sup>  
675.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## **Energy Performance Certificate**

**\*TBC\***

### **Viewing:**

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

09:00 – 17:30

09:00 – 19:30

09:00 – 17:00

09:30 – 12 noon

### **Rates**

£1,016.73 \*Subject to change.

### **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### **Intending Purchasers**

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

### **REQUEST A VALUATION**

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

### **Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Tel: 028 8772 2663  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
[bestpropertyservices.com](http://bestpropertyservices.com)