



## 6 Orchard House , Newtownards, BT23 4WS

Located close to Ards town centre this modern 1st floor apartment benefits from lift access and off street parking.

The property has hints of a "New York style loft apartment" with its spacious open plan lounge/kitchen/diner with twin picture windows that flood the room with light and offer views across Newtownards town towards Scrabo Tower. The kitchen is finish in "Walnut & Cream" style and includes integrated oven, hob & extractor. The bedroom is a good size and offers sliding patio doors to a small balcony/seating area whilst the bathroom is finished to an excellent standard and includes bath and separate shower cubicle.

Everything that you need in a modern well presented finish with ease of access to Newtownards town.

An ideal buy to let investment opportunity perhaps?

Management fee - £134 per month.

N.B. Potential lump sum Management charge of £3,500 to follow in regards to scheduled major repairs/improvements - Details to be confirmed via Management agent - McGuinness Fleck.

**Offers Around £79,950**

# 6 Orchard House

, Newtownards, BT23 4WS



- Modern 1st Floor apartment
- Open plan lounge/kitchen/diner
- uPVC double glazing
- Excellent Buy to let investment opportunity
- Lift access
- Bathroom with both bath & separate shower
- Phoenix gas central heating
- 1 Bedroom
- Parking area & paved terrace to rear
- Town centre location

## Entrance

### Porch

3'3x2'10 (0.99mx0.86m)

### Inner Hallway

10'4x4'10 (3.15mx1.47m)

### Lounge/kitchen/diner

16'11x16'5 (5.16mx5.00m)

### Bedroom

12'10x9'10 (3.91mx3.00m)

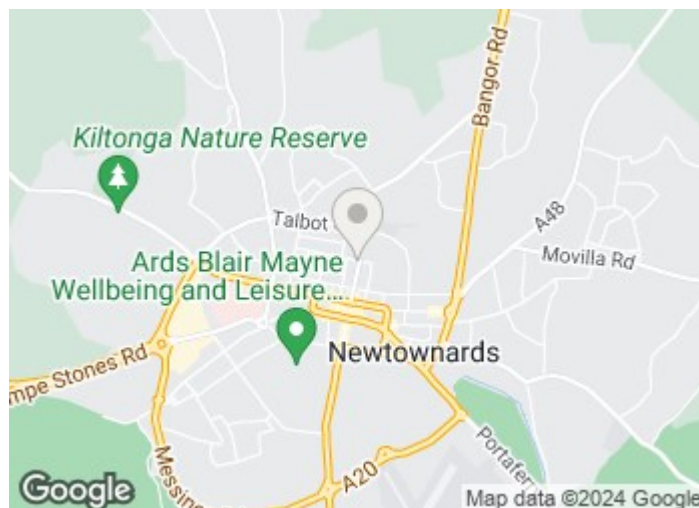
### Bathroom

11'4x6'3 (3.45mx1.91m)

## Outside

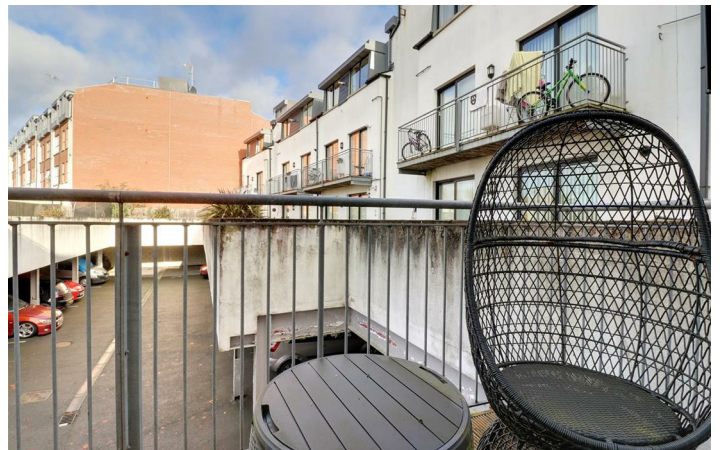
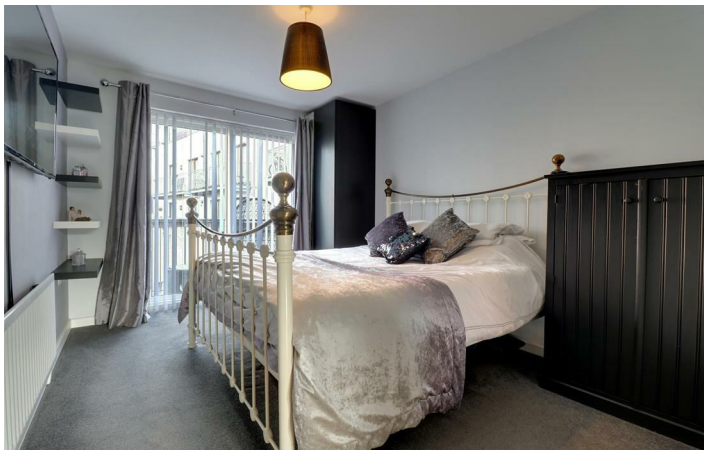
## Tenure

## Property misdescriptions

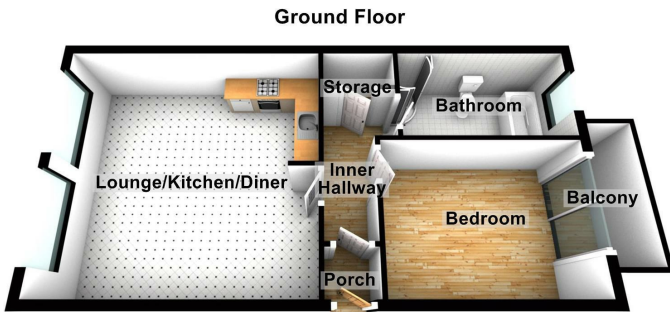


## Directions

Orchard House is located on Mark Street, just off North Road, close to St Patrick's Catholic Church.



# Floor Plan



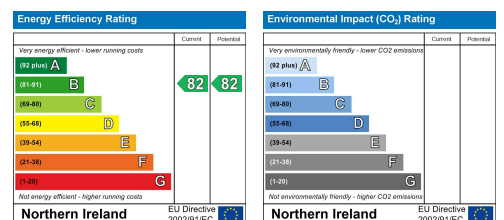
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