ULSTER PROPERTY SALES
UPS

RENTALS - NEWTOWNARDS
46 High Street, Newtownards, BT23 7HZ

02890471515
rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE

APT 2 MOUNT ROYAL, DONAGHADEE, BT21 0QY

OFFERS AROUND £120,000

This beautiful ground floor apartment is located in Mount Royal which is a popular over 55's development in Donaghadee. The development is within walking distance to all local amenities including a wide range of independent retailers, restaurants, coffee shops and within minutes of the beautiful promenade and harbour area. This ground floor property offers spacious hallway with storage, two double bedrooms, master with built in storage, family shower room, spacious living room and a kitchen with good range of appliances, additionally rates are included within the property.

Mount Royal has a range of shared facilities such as a large living area with sea views, conservatory, gardens, hobby room with computer access, lift, well maintained entrance hall, part-time events coordinator for activities, telecare system in the apartments and laundry area if required.

Overall, this apartment is spacious, bright and in a lovely development with lift access and ample parking. We recommend early viewing as the location and finish of this home will appeal to many.

Key Features

- Two Bedroom Ground Floor Apartment, In Sought After Over 55's Development
- Spacious Living Room, With Electric Fireplace
- Kitchen With Space For And With Integrated Appliances
- Shower Room Comprising Of White Suite
- Recently Installed Electric Heating And uPVC Double Glazed Windows
- Great Location Within Walking Distance To Donaghadee Town Centre, Local Amenities, Seafront And Main Arterial Routes
- Range Of Communal Areas To Be Enjoyed, Including Large Living Room And Conservatory Area
- Early Viewing Recommended

Accommodation Comprises

Hall
Wood laminate floor, built in storage.

Living Room
10'5" x 17'2"
Electric fireplace and wood laminate floor.

Kitchen
6'11" x 8'5"
Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, space for fridge/freezer, plumbed for dishwasher, cooker, extractor fan, part tiled walls.

Bedroom 1
8'7" x 17'2"
Double bedroom with built in storage.
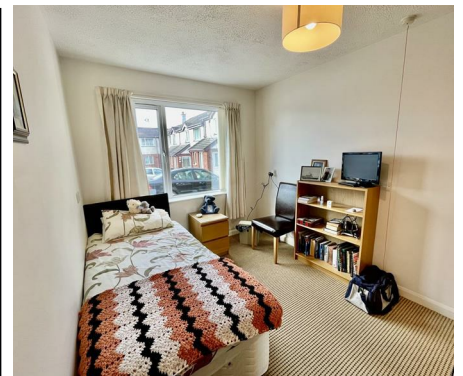
Bedroom 2
8'3" x 13'4"
Double bedroom.

Bathroom
White suite comprising walk in shower, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, extractor fan, part tiled walls.
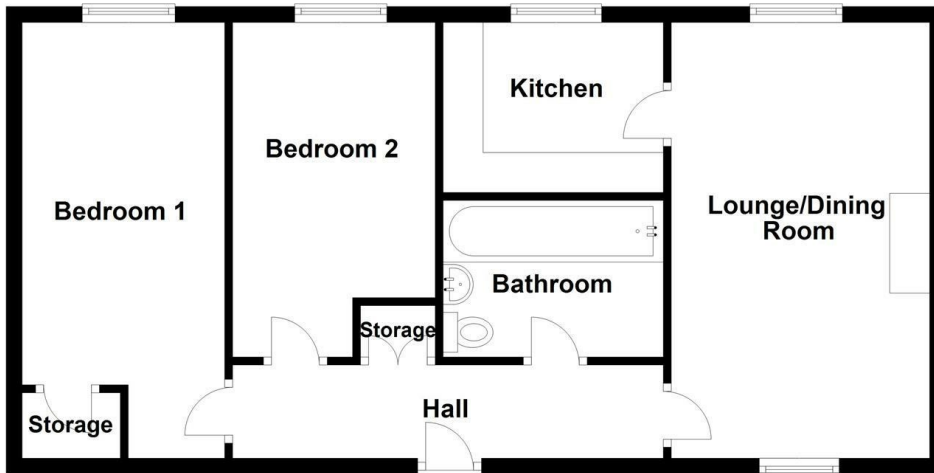
Outside
One allocated parking space.

First Floor

Bedroom 1

Bedroom 2

Kitchen

Lounge/Dining Room

Bathroom

Storage

Storage

Hall

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	74	74

Northern Ireland EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**
How much deposit will I need? What are my monthly repayments going to be?
To answer these and other mortgage related questions contact our mortgage advisor on 02890471515.
Your home may be repossessed if you do not keep up repayments on your mortgage.
We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	**BALLYNAHINCH** 028 9756 1155	**CAUSEWAY COAST** 0800 644 4432	**FORESTSIDE** 028 9064 1264	**NEWTOWNARDS** 028 9181 1444
BALLYHACKAMORE 028 9047 1515	**BANGOR** 028 9127 1185	**CAVEHILL** 028 9072 9270	**GLENGORMLEY** 028 9083 3295	**RENTAL DIVISION** 028 9070 1000
BALLYMENA 028 2565 7700	**CARRICKFERGUS** 028 9336 5986	**DOWNPATRICK** 028 4461 4101	**MALONE** 028 9066 1929	

The Property Ombudsman SALES

OFT Approved code

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
®Ulster Property Sales is a Registered Trademark