

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 GILLESPIE COURT, COMBER,
NEWTOWNARDS, BT23 5GL**

ASKING PRICE £100,000



PUBLIC NOTICE - 2 Gillespie Court, Comber, Newtownards, BT23 5GL - We have received an offer of £ 117,000.00.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating (C78)

Nestled in the charming area of Gillespie Court, Comber, this delightful duplex apartment offers a perfect blend of comfort and style. Featuring a spacious open-plan living and dining area that flows into the fitted kitchen.

With two cosy bedrooms and benefiting from a family bathroom on the first floor and a convenient downstairs W/C - this apartment provides the perfect space for a small family, a couple, or even as an investment opportunity.

Situated in a quiet and secure gated development, residents can enjoy peace of mind along with the convenience of underground allocated parking and visitor parking facilities. Whether you're a first-time buyer looking for a starter home, downsizing to a more manageable space, or seeking a lucrative investment, this property offers a versatile opportunity to suit your needs.

Don't miss out on the chance to make this charming duplex apartment your own and experience the best of modern living in a tranquil setting.

**Animals or pets are not to be kept in the apartment.

Key Features

- Two Bedroom Duplex Apartment In Need Of Modernisation
- Living/Dining Space Open Plan To Fitted Kitchen
- Family Bathroom On First Floor And Downstairs W/C
- Gas Fired Central Heating And Double Glazed Windows
- A Quiet And Secure Gated Development, Underground Allocated Parking And Visitor Parking
- Located Directly Off The Square In The Centre Of Comber Close To Local Amenities, Schools, And Main Arterial Routes
- Lift Access From Ground Floor Car Parking To Large Communal Area, Seconds From The Property's Front Door
- Perfect Opportunity for a First Time Buyer, Down Sizing or Investment



Accommodation Comprises

Entrance Hall

Living/Dining Room

18'1" x 21'9"

Recessed spotlights.

Kitchen

10'11" x 5'11"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge/freezer, integrated oven, four ring gas hob, integrated extractor fan part tiled walls, tiled floor, recessed spotlight.

W/C

White suite comprising, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, tiled floor, extractor fan.

First Floor

Bedroom 1

8'9" x 18'6"

Double bedroom, velux style window.

Bedroom 2

7'10" x 18'7"

Velux style window.

Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, tiled floor, part tiled walls, extractor fan.

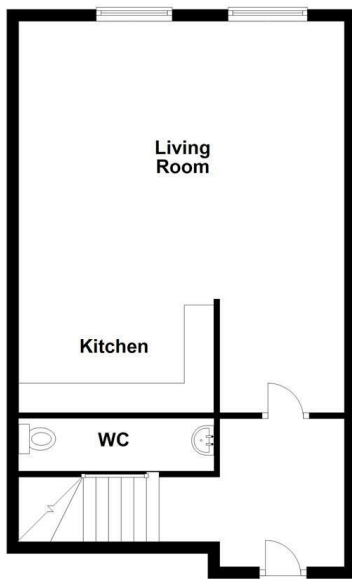
Outside

Gated community, one allocated parking space.

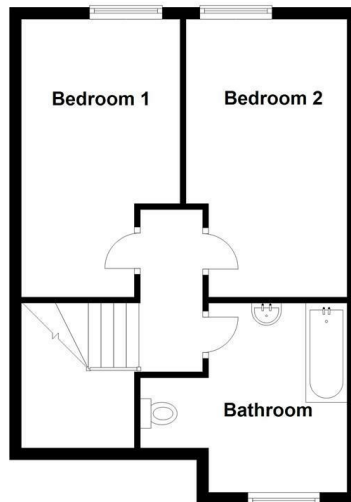




Ground Floor



First Floor



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		78	78
(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	

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 028 91811444.

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

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028 9083 3295

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