

ULSTER PROPERTY SALES

UPS

RENTALS - DONAGHADEE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 2 MOUNT ROYAL,  
DONAGHADEE, BT21 0QY**

**£795 PER MONTH**





Mount Royal is a popular over 55's development of Donaghadee, 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, With Rates Included In The Rent
- Spacious Living Room, With Electric Fireplace
- Kitchen With Space For And With Integrated Appliances
- Shower Room Comprising Of White Suite
- Recently Installed Electrical 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.

### 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.

### Bedroom 1

8'7" x 17'2"

Double bedroom with built in storage.

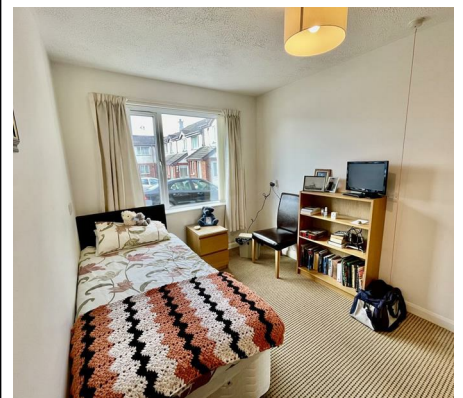
### Bedroom 2

8'3" x 13'4"

Double bedroom.

### Outside

One allocated parking space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 9188 8000.

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.

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