

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1E BRISTOL PARK,  
NEWTOWNARDS, BT23 4RH**

**ASKING PRICE £75,000**



Welcome to this first-floor apartment located in the West Winds Estate in Newtownards, overlooking the picturesque views of Scrabo Tower.

This property boasts a bright and spacious living room, with two cosy bedrooms, a family bathroom, and a well-equipped kitchen; this apartment offers comfortable living spaces ideal for individuals or small families.

The convenience of gas-fired central heating and PVC double-glazed windows ensures warmth and energy efficiency throughout the property, making it a cosy retreat during the colder months.

Situated in the heart of Bristol Park, Newtownards, this apartment not only offers a tranquil residential setting but also presents a great investment opportunity with a potential rental yield of around 10%.

Don't miss your chance, contact our office today for viewing.

Leasehold

Date of Lease: 8th December 2003

Term: 125 years from 8th December 2003

## Key Features

- First Floor Apartment In The West Winds Estate
- Bright And Spacious Living Room With Views Of Scrabo Tower
- Fitted Kitchen With Space For Appliances
- Two Bedrooms, One With Built In Storage
- Gas Fired Central Heating And PVC Double Glazed Windows
- White Three Piece Bathroom Suite
- Good Location, Close To A Wide Range Of Local Amenities
- No Onward Chain. Leasehold.



### Accommodation

#### Comprises:

#### Communal Entrance

Stairs to first floor entrance.

#### Entrance Hall

Tiled flooring with storage.

#### Living Room

10'0" x 17'10"

Wood laminate flooring.

#### Kitchen

7'8" x 10'4"

Range of high and low level units, laminate worktops, inset stainless steel sink with mixer tap and drainer, space for cooker, stainless steel extractor hood, plumbed for washing machine, space for fridge, space for freezer, tiled flooring and partially tiled walls.

#### Hall

Tilled flooring with storage.

#### Bedroom 1

7'6" x 14'4"

Double bedroom with built in storage.

#### Bedroom 2

6'5" x 10'5"

### Bathroom

White suite comprising panelled bath with electric overhead shower and glazed shower screen, vanity unit with mixer tap, low flush wc, part tiled walls and tiled floor.

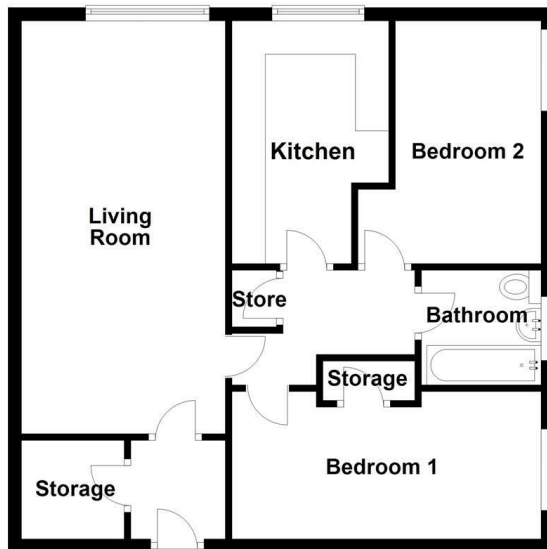
### Outside

Shared green space to front and side. Ample unallocated parking.





Ground 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		77	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

ANDERSONSTOWN  
028 9060 5200

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CAUSEWAY COAST  
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DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



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