

Tim Martin
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**Apartment 11 Chaplin Gate
Donaghadee
BT21 0DP**

**Offers Around
£150,000**

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SUMMARY

Located off The New Road, we are delighted to offer this bright and spacious first-floor apartment to the market. Chaplin Gate is a well-maintained development of apartments with a lift making them accessible for all.

The lounge / dining room is generous in size and flooded with natural light, thanks to the 2 feature bay windows with views towards Donaghadee Lighthouse and Harbour. A separate kitchen benefits from integrated appliances and a recently installed gas boiler. There are two bedrooms with the spacious principal bedroom enhanced with an en suite shower room and bay window. A separate bathroom and two storage cupboards complete the accommodation.

The apartments benefit from double glazing in upvc frames, Phoenix gas heating and private parking for residents.

Situated a short walk from the town centre, 11 Chaplin Gate is ideally located to enjoy the many coffee shops, clothes boutiques, bakeries and eateries. There are lots of beautiful walks in the area, combined with a variety of sports clubs. There are a number of primary schools in the area, with public transport to secondary schools available.

FEATURES

- First Floor Apartment with Lift to Benefit the Development
- Bright and Generous Lounge with Two Feature Bay Windows
- Separate Kitchen with Integrated Appliances
- Two Bedrooms – Principal with En suite Shower Room
- Two Storage Cupboards
- Phoenix Gas Heating and Double Glazing in uPVC Frames
- Private Parking for Residents
- Short Walk from Donaghadee Town Centre

Communal Entrance Hall

Glazed entrance door; lift access; stairs to first floor.

Entrance Porch

Storage Cupboard.

Hall

Storage cupboards; entrance intercom.

Lounge

25'9 x 11'2 (minimum measurements) (7.85m x 3.40m (minimum measurements))

Two feature bay windows; electric coal effect fire on tiled hearth with wooden surround and mantle; tv aerial and telephone connection point.

Kitchen

11'4 x 5'6 (3.45m x 1.68m)

Single drainer stainless steel sink unit with swan neck mixer tap; range of wood laminate eye and floor cupboards and drawers; formica worktop; Ignis single oven with 4 ring gas hob; pull out hood with extractor fan and light over; fridge / freezer; Baumatic washing machine; Navien gas boiler; part tiled walls; vinyl floor; recessed spotlights.

Bedroom 2

9'3 x 7'7 (2.82m x 2.31m)

Principal Bedroom

16'3 x 10'10 (4.95m x 3.30m)

(into bay window)

Ensuite Shower Room

7'8 x 4'10 (2.34m x 1.47m)

White suite comprising quadrant tiled shower cubicle with thermostatically controlled shower and telephone shower attachment; sliding shower doors and side panel; pedestal wash hand basin with light and shaver socket over; pedestal wash hand basin; extractor fan; recessed spotlights; vinyl floor.

Bathroom

8'6 x 5'6 (2.59m x 1.68m)

White suite comprising panel bath with mixer tap; pedestal wash hand basin with light and shaver socket over; wc; extractor fan; spotlights; part tiled walls.

Management Charges

£1426 per annum

Tenure

Leasehold

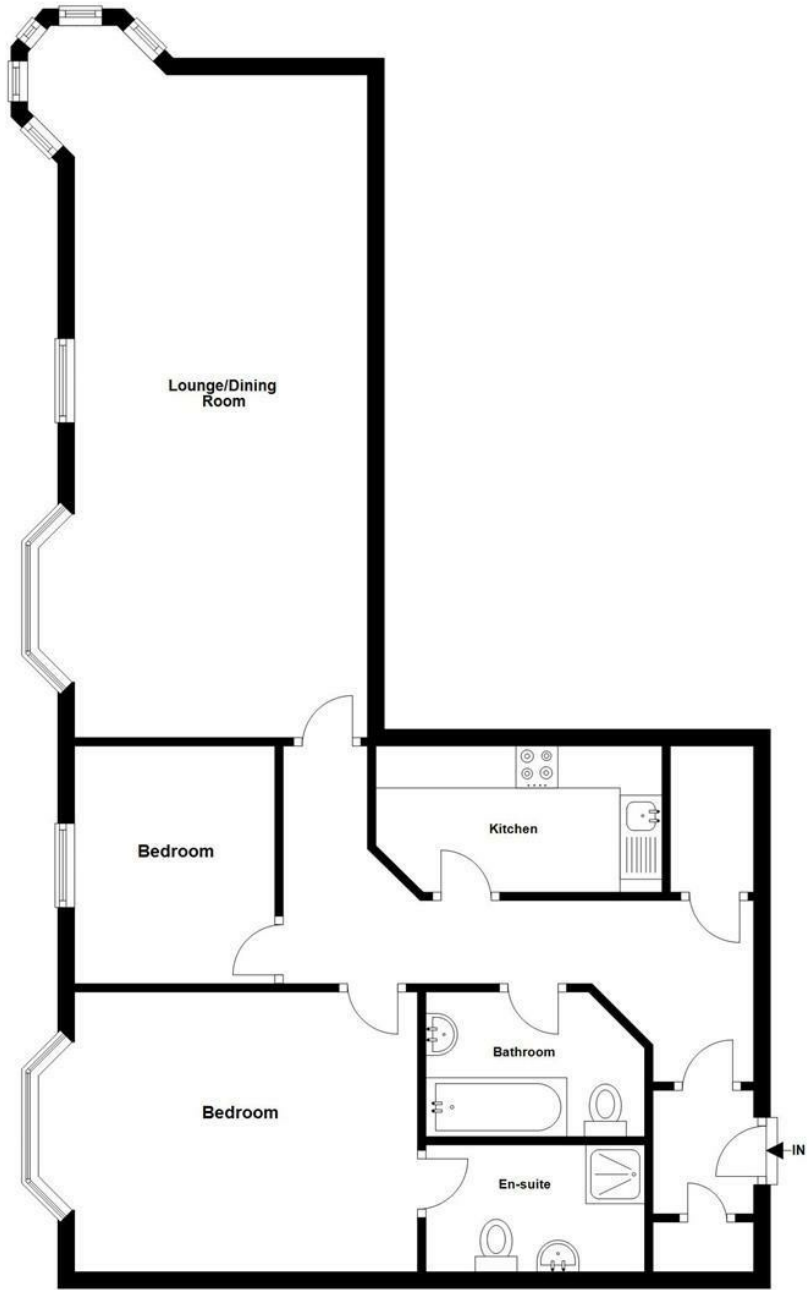
Capital Rateable Value

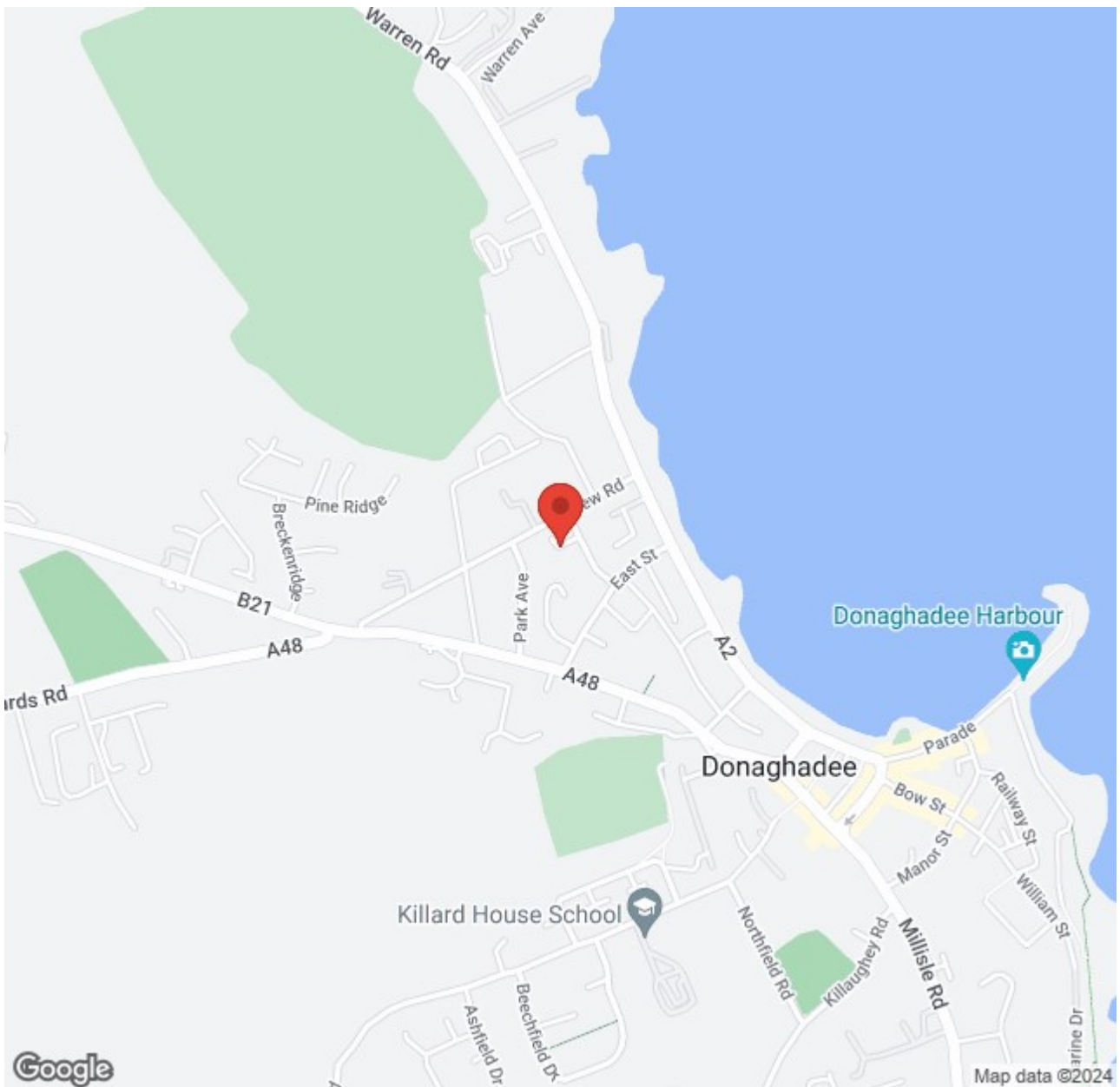
£140,000. Rates Payable = £1279.18 per annum (approx)











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

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