

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**WHITKIRK HOUSE, APT 7 27
MAIN STREET,**

OFFERS AROUND £115,000

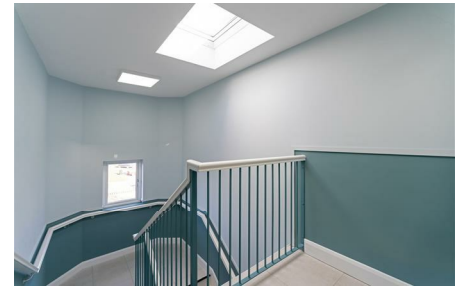
Whitkirk house is a unique collection of nine apartments just metres from the shore. Apartment 7 is on the second floor with an attractive communal hallway and lift access. The home offers views of the Irish Sea coastline and its prime location is within easy walking distance to Ballywalter's award winning beach and picturesque harbour.

Ballywalter is a village located on the east coast of the Ards Peninsula between Donaghadee and Ballyhalbert. With a stunning beachfront, sandy beaches and beautiful pier area, this charming village offers seaside living with a range of amenities at hand and also benefits from being only 10 miles from Newtownards and 13 miles from Bangor.



Key Features

- Beautifully Presented, Second Floor Apartment with Lift Access
- Modern Shaker Kitchen With Range Of Integrated Appliances
- Two Double Bedrooms And Modern Shower Room
- Excellent Location Within Minutes' Walk Of Ballywalter's Award Winning Beach
- Views Over Ballywalter Harbour and the Irish Sea
- Open Plan To Living Room and Dining Area
- Electric Heating and Double Glazed Windows
- Popular Village With Range Of Local Amenities



Accommodation

Comprises:

Communal Hall and Stairwell

Lift.

Second Floor

Front door.

Entrance Hall

Wood laminate flooring and built in storage.

Bedroom 1

11'8" x 12'7"

Double Bedroom.

Bedroom 2

8'8" x 14'6"

Double bedroom.

Shower Room

White suite comprising walk in shower, wall mounted overhead shower, glass shower screen, wall mounted wash hand basin with mixer taps, low flush wc, heated towel rail, extractor fan, tiled walls, tiled floor and recessed spot lighting.

Kitchen / Dining / Living Area

10'6" x 25'11" at widest points

Range of high and low level units with laminate worksurfaces, inset black sink with mixer taps and drainer, integrated appliances to include; oven, fridge freezer, dishwasher, four ring electric hob and stainless steel extractor hood, wood laminate flooring and recessed spotlighting. Open plan to living and dining area with storage cupboard (plumbed for washing machine).

Outside

Access from front (Main Street) and rear entrance. Communal bin area to rear.

Other

Management fee: £65pm approx.

Rates: £653.40pa approx.

*Planning permission has been passed for an additional 4 apartments. Please ask the agent for further details.



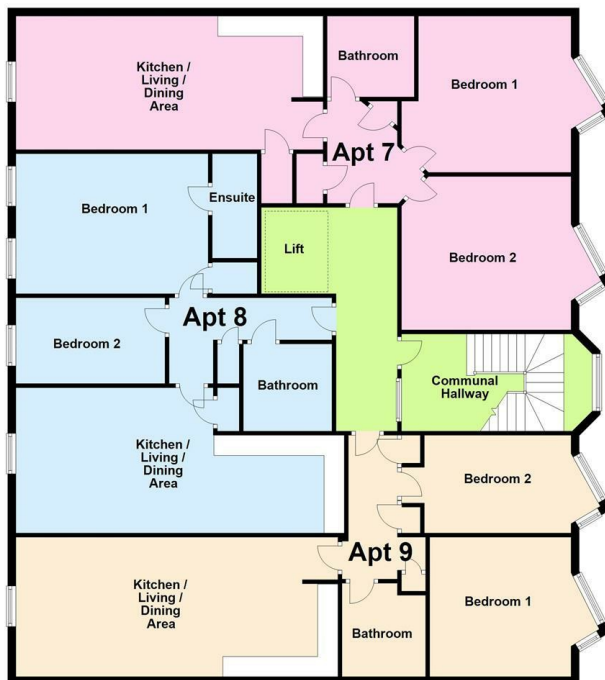








Second Floor



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			
(69-80) C			
(55-68) D		67	67
(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 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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