

RS.24.125

Apartment 3, Seven Steps

46-47 Seaview, Warrenpoint, Newry, County Down, BT34 3NJ



Asking Price £195,000

Property Description

New to the market, this beautifully refurbished two bedroom apartment is situated on the ground floor of the sought-after seven steps development. Located on the seafront in Warrenpoint, this spacious apartment benefits from being within walking distance to Warrenpoint town centre and all local amenities.

There is access to the property from the main road, but also to the rear of the building where there is private parking for each apartment and electric gates for secure access. Upon entry, there is a newly refurbished kitchen with a range of integrated appliances, a main shower room, two double bedrooms and an open plan, south facing living area. A new porch leading out to the patio area allows plenty of natural light to flood the property. Externally, there is a shared south-facing patio area that gets plenty of sunlight during the day.

- Spacious Two Bedroom Ground Floor Apartment
- Located on the Seafront, Warrenpoint
- Newly refurbished kitchen
- Open plan living area
- Two spacious double bedrooms
- Shared south-facing patio area





Floorplan





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

Rates

£777.24 *subject to change

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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