



**Two Bedroom Apartment Ideal For Investors**  
**The Property Is Being Sold With A Tenant In Occupation**  
**In A Popular Area Convenient To Local Shops & Amenities**



**5 Brownstown House, Brownstown Road, Portadown, Co Armagh**  
**BT62 3QS**

- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- Shower room
- Gas central heating
- Parking area

**PRICE GUIDE £85,000**

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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#### Communal entrance

#### Entrance hall

19' 6" x 9' 5" (5.94m x 2.87m) Composite front door, 2 storage cupboards

#### Lounge

14' 4" x 10' 4" (4.37m x 3.15m) Storage cupboard

#### Kitchen

9' 9" x 7' 5" (2.97m x 2.26m) Fitted high & low level units, stainless steel sink, plumbed for washing machine, partially tiled walls.

#### Shower room

7' 4" x 6' 2" (2.24m x 1.88m) white suite comprising shower cubicle with electric shower, wash hand basin, w.c. , partially tiled walls.

#### Bedroom 1

10' 5" x 10' 4" (3.17m x 3.15m) Built-in wardrobe

#### Bedroom 2

10' 9" x 6' 10" (3.28m x 2.08m) Built-in wardrobe

#### Please note:

The property is being sold with a tenant in it, so it is not available to anyone who requires a vacant property.  
The photos were taken before the tenant moved in.

