

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10A VICTORIA AVENUE,  
NEWTOWNARDS, BT23 7EB**

**OFFERS OVER £165,000**



Welcome to Victoria Avenue, situated in a prime location just a short walk to Newtownards town centre, this first floor duplex apartment has been beautifully maintained to a high standard, and boasts spacious accommodation throughout.

As you step inside you are greeted with a generous sized living room with feature bay window and dining area. The modern kitchen offers a range of built-in appliances, kitchen island, and double doors to a private rear decking area. Three double bedrooms are placed across two floors, along with a family bathroom comprising free standing roll top bath and separate shower cubicle.

Early viewing is highly recommended for this bright and modern apartment, offering a comfortable and stylish living space in a desirable location. Don't miss out on the opportunity to make this apartment your new home in Newtownards.



## Key Features

- A Stunning First Floor Apartment In A Prime Residential Location
- Modern Kitchen With A Range Of Built In Appliances & Kitchen Island
- Family Bathroom Comprising Of Roll Top Bath And Shower Cubicle
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Three Double Bedrooms, Primary With Ensuite Toilet Suite
- Generous Sized Living Room With Bay Window And Dining Area
- A Short Walk To Newtownards Town Centre And Local Amenities
- Early Viewing Is Highly Recommended For This Bright, Modern Apartment



## Accommodation

### Comprises:

### First Floor

### Landing

### Living Room

18'2" x 15'10"

Wood laminate flooring, recessed spotlights, bay window and space for informal dining.

### Kitchen

10'1" x 10'8"

Modern range of high and low level units, Caple white ceramic inset sink with mixer taps, Carrara laminate worktops, four ring electric hob, stainless steel extractor hood, integrated appliances to include: oven, dishwasher, washing machine and built-in microwave, ceramic tile flooring, recessed spotlights, larder cupboard, island with built in storage and space for seating. Double doors to outside decking area.

### Bedroom 3

9'1" x 11'1"

Double bedroom, feature brick wall.

### Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with mixer taps, free standing roll top bath with mixer taps, walk-in shower cubicle, rainfall shower head, vinyl flooring, recessed spotlights, feature brick wall, extractor fan.

## First Floor

### Bedroom 1

12'2" x 16'2"

Double bedroom.

### En-Suite

White suite comprising, low flush w.c, pedestal wash hand basin, extractor fan and vinyl flooring.

### Bedroom 2

11'5" x 10'6"

Double bedroom.

### Outside

Raised decking entertainment area, outside light.









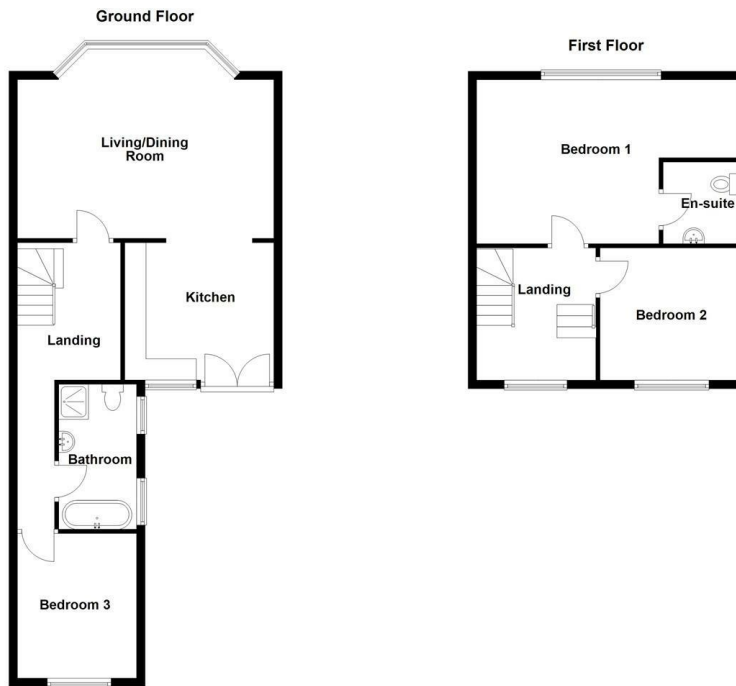












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

10a Victoria Avenue

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	62
(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.

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