

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 JOHN STREET MEWS,  
NEWTOWNARDS, BT23 4WH**

**OFFERS AROUND £107,500**



A fantastic opportunity to own a two bedroom apartment ideally located in the popular John Street Mews development in Newtownards, within walking distance to Newtownards Town Centre, Blair Mayne leisure centre, popular schools and a range of local amenities.

Offering an open plan layout to the living / kitchen area, two double bedrooms, and modern bathroom, this is the ideal purchase for first time buyers, buy to let investors or those wishing to downsize.

Additional benefits include communal parking for residents and visitors, gas fired central heating and private front door access. View now to avoid disappointment!



## Key Features

- First Floor Apartment Within Walking Distance Of Newtownards Town Centre
- Open Plan Living, Dining And Kitchen Area With Space For Appliances
- Modern Fitted Kitchen With A Range Of Units And Built-In Under Oven
- Two Double Bedrooms And A Modern Bathroom Suite With Panelled Bath
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Ample Communal Parking Spaces For Both Residents And Visitors
- This Property Will Appeal To Investors, Downsizers And First Time Buyers Alike
- A Short Walk to Newtownards Town Centre, Blair Mayne And Local Amenities



## Accommodation

### Comprises:

#### Entrance

UPVC front door.

#### Kitchen / Dining / Living Area

17'5" x 16'0"

Modern range of high and low level units, single drainer stainless steel sink unit with mixer taps, four ring hob, under oven, stainless steel extractor fan, space for undercounter fridge, plumbed for washing machine, partly tiled walls and laminate flooring.

#### Bedroom 1

10'5" x 7'6"

#### Bedroom 2

9'10" x 7'6"

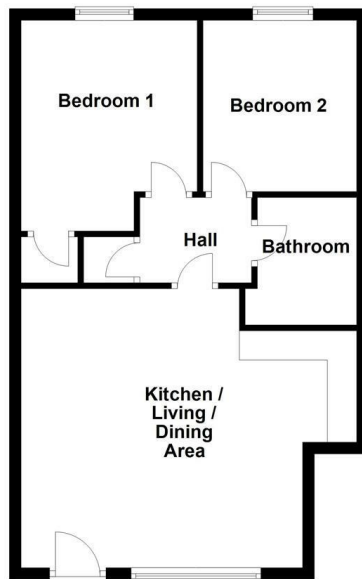
#### Bathroom

White suite comprising panelled bath with mixer tap, overhead shower and glazed shower screen, tiled splashback, low flush wc, wash hand basin with mixer tap and tiled splashback.

#### Outside

Off street parking.





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                                   |  | 80                      | 81        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | 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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