

RS.24.166

## 23 The Orchard St. Leonards, Warrenpoint, BT34 3FS



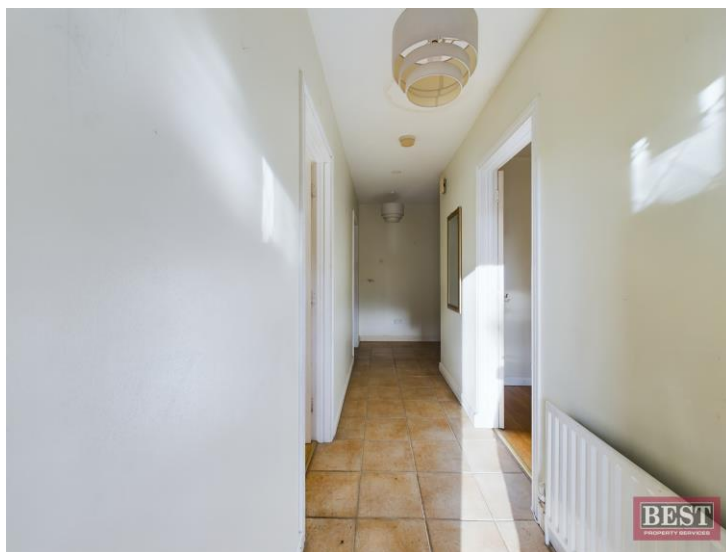
**Guide Price £140,000**

Introducing new to the market this two-bedroom, ground floor apartment is located in a quiet cul-de-sac in a desirable location a short distance from all the local amenities of Warrenpoint town centre.

On entering the apartment, you will find a tiled hallway giving access to a living room to the left hand side along with a double bedroom to the front of the property on the other side of the hall, there is an additional double bedroom to the rear with fitted storage units. The bathroom is fully tiled and includes a shower and separate bath. The kitchen, to the rear of the property, is tiled with a full range of upper and lower kitchen units and appliances along with sliding door access to the rear garden.

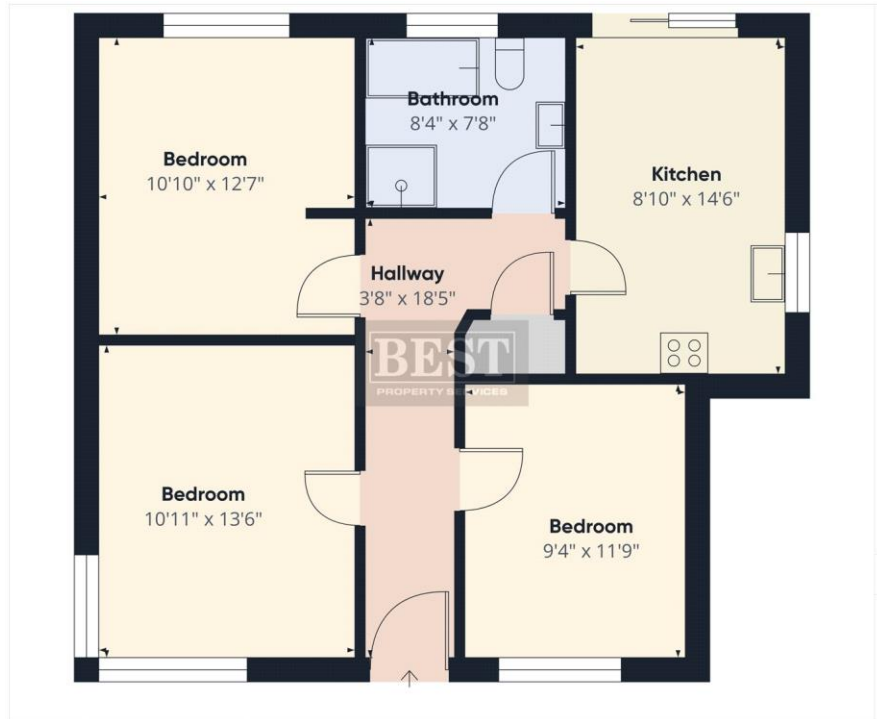
Externally to the front the property has ample parking space for two cars and to the rear a patio garden with timber fence boundary.

- Two Bedrooms / One Bathroom Ground Floor Apartment
- Located in a desirable cul-de-sac in Warrenpoint
- Off street parking / patio garden to the rear
- Gas central heating / PVC double glazed windows
- Ideal home for a first-time buyer or investor





# Floorplan





## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	62 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

£1166.66

### 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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