



## 19 Hampton Court, Ballygowan, Newtownards, BT23 6HW

**Asking Price £124,950**

Situated in the centre of Ballygowan, this top floor apartment offers spacious, well proportioned bedrooms, a lounge / dining open to a modern fitted kitchen and white bathroom suite with separate shower cubicle. The property also benefits from Calor gas central heating and double glazing making this an efficient home for the first time buyer.

An excellent home in a great location with walking distance of the local shops in Ballygowan.

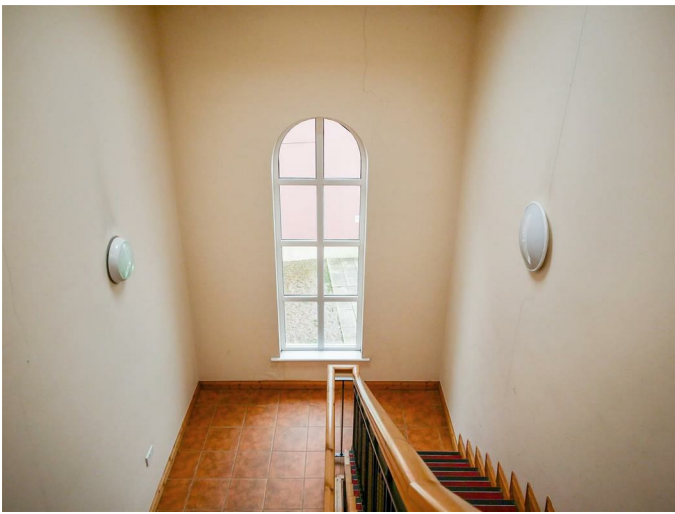
- Top Floor Apartment
- Fitted Kitchen Open Plan to Lounge/Dining Area
- Calor Gas Central Heating
- Communal Parking
- Two Double Bedrooms
- White Bathroom Suite With Separate Shower Cubicle
- Double Glazing
- 2 Minute Walk To The Local Convenience Stores

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		74	77

EU Directive 2002/91/EC



## Entrance



Stairs to top floor (2nd floor).  
Front door to entrance hall.  
Semi solid wooden flooring. Built in storage.





**Kitchen / Dining / Lounge 20'7 x 18'7 (6.27m x 5.66m)**



(at widest points) Full range of high and low level units, 4 ring gas hob and oven, stainless steel extractor fan, integrated washing machine, dishwasher and fridge freezer. Fully tiled walls. Tiled flooring. Open to living/dining area.







**Bedroom One 16;3 x 9'8 (4.88m;0.91m x 2.95m)**



**Laminate flooring. Access to robes.**

**Bedroom Two 15'0 x 9'6 (4.57m x 2.90m)**



**Laminate flooring.**

## White Bathroom Suite



Comprising corner bath with mixer taps and telephone hand shower, pedestal wash hand basin with mixer taps, corner shower cubicle with chrome shower unit, Part tiled walls. Tiled flooring.

## Outside

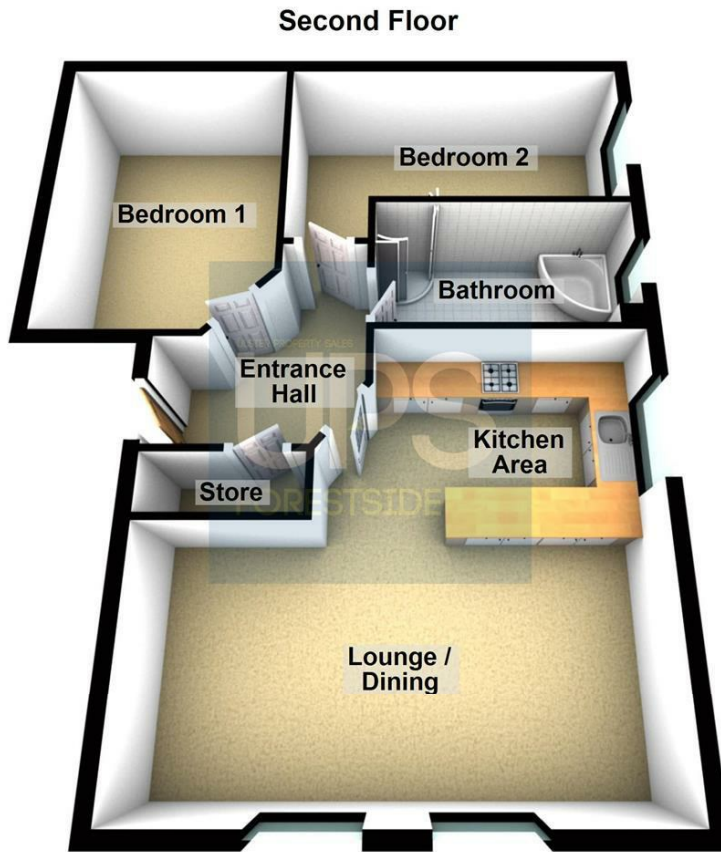
Communal Parking Area

## Management Co

Management charges £293.15 per quarter. Management Company C.S.M

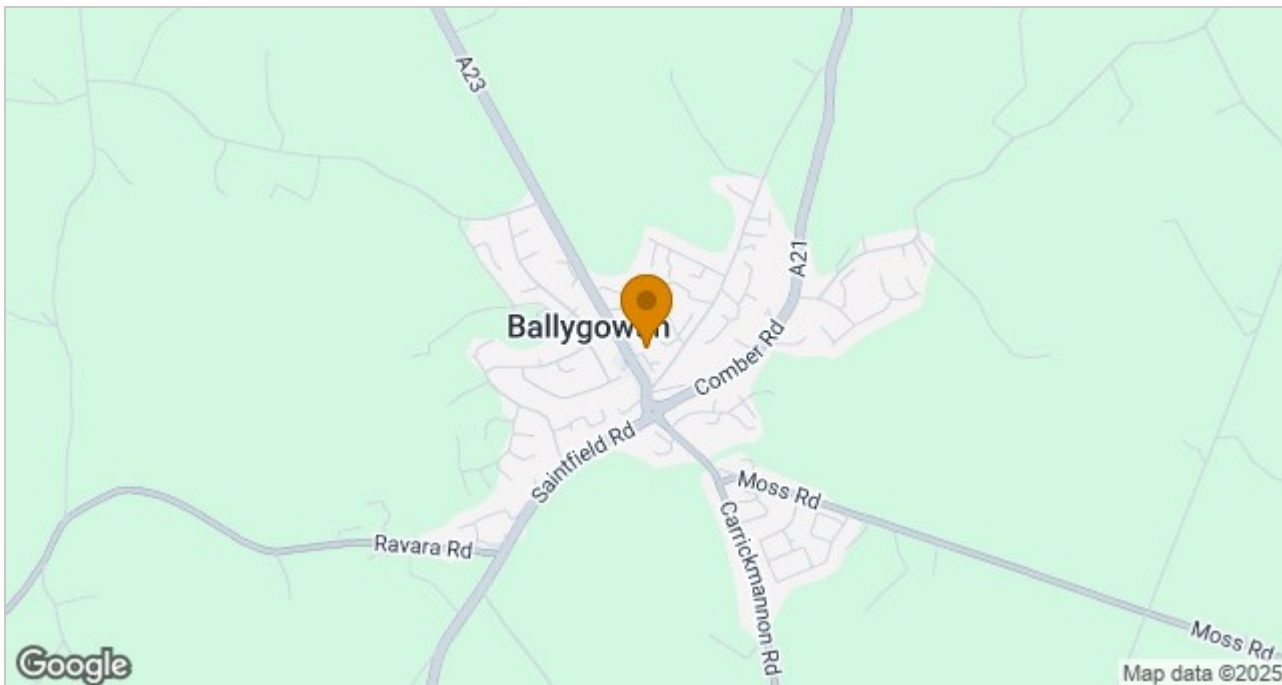


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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