



# 15 RIVER HILL ROAD

Newtownards, BT23 7GT

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*Offers Around* **£139,950**



THIRD FLOOR APT | 2  | 2  | 1 

Located in the popular and vibrant town of Newtownards here is an ideal opportunity to purchase an outstanding apartment with views of Scrabo Tower and Strangford Lough.

## KEY FEATURES

- Third Floor Apartment with Picturesque Views to Scrabo Tower and Strangford Lough
- Lift Access to all Floors
- This Apartment Is the Only Apartment on the Top Floor Giving it Additional Privacy
- Bright, Spacious and Flexible Accommodation
- Well Presented Throughout Leaving Little Left to do But Move in and Enjoy
- Large Living Room with Dual Aspect Windows and Views to Strangford Lough and Scrabo Tower
- Separate Kitchen with Views to Strangford Lough
- Two Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Phoenix Gas Heating / Double Glazed Windows
- Private Car Parking Area to Front
- Communal Patio Garden Area to Side with Lawn



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Lift or Stairs to...

### *Third Floor*

- Spacious Reception Hall
- Living Room  
20' 7" x 13' 10"
- Kitchen  
14' 3" x 9' 4"
- Bedroom One  
17' 10" x 14' 1"
- En Suite Shower Room
- Bedroom Two  
11' 2" x 10' 7"
- Bathroom

### *Outside*

- Private Car Parking to Front
- Communal Patio Garden Area to Side Laid in Lawns and Paviour



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling into Newtownards along Bangor Road turn left into River Hill development. At the T-junction the apartment block is directly in front of you but take a right and then immediate left for the parking area.*



## THE LOCAL AREA

*Start your journey in Newtownards and follow the winding coast road along the edge of Strangford Lough and you will soon come to Mount Stewart. This popular visitor attraction is managed by the National Trust. Discover the fabulous gardens, historic stately home, farmland trails, woodland play area, shop and restaurant of this fascinating site.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	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		
	CURRENT	POTENTIAL
	79	79

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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