

51 Main Street
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Co. Down
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6 Castlebridge Court Newcastle

BT33 0RF



First Floor Apartment

Spacious one bedroom apartment located just off Main Street adjacent to Newcastle Library. The apartment enjoys views to the Main Street, Promenade, Boating Lake, Shimna River and Mourne Mountains and is within easy access of the towns amenities. In common with all of the apartments at Castlebridge Court, no.6 has its own front door as opposed to a communal entrance.



- **Sitting Room, Kitchen/Dining**
- **1 Bedroom, Bathroom**
- **uPVC Double Glazed Windows**
- **Economy 7 Heating**
- **Pressurised water system and re-plumbed in 2019**
- **Patio doors to balcony**
- **Communal car parking**
- **Pedestrian gate to Main Street**
- **Price: Offers in the Region Of £125,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY COMPRISES:

First Floor

- Hall:** Access to roof space.
- Sitting Room:** 11' 8" x 16' 3" (3.55m x 4.95m) Patio doors to balcony. Double doors to Hall.
- Kitchen/Dining:** 9' 6" x 10' 8" (2.89m x 3.25m) Range of high and low level units with laminate cupboards and work surface. Integrated oven and hob, extractor fan, fridge and washing machine (all new). Laminate floor, part wall tiling, convector heater.
- Bedroom (1):** 10' 8" x 12' 11" (3.25m x 3.93m) Convector heater.
- Bathroom:** Suite comprising W.C, vanity unit with WHB, panel bath, quadrant shower cubicle with electric shower (new) and multipanel panelling. Part wall tiling, vinyl flooring, convector heating.
- Airing cupboard**
- External:** Communal car parking.
- Service Charge:** Approximately £300 (2020) including buildings insurance.
- Viewing:** By appointment with the agents.

The contents may be purchased at time of valuation if desired.

