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## Apartment D5 Waterfoot Main Street, Newcastle

BT33 0WF



### *First Floor Duplex Apartment with Sea and Mountain views*

Stunning sea views across Dundrum Bay and the Irish Sea, combined with views to the South, of the Mourne Mountains and Newcastle Harbour, place this apartment among the most desirable in this exclusive complex. The property is eminently suitable for either permanent occupation or as holiday accommodation.



- Open Plan Sitting Room/Kitchen, 2 Bedrooms (1 en suite), Bathroom
- Double Glazing
- Gas Central Heating
- Allocated Car Parking Space in Basement Car Park
- Otis lift from Courtyard Level and Basement Car Park
- Alarm System
- Panoramic sea and mountain views
- Price: Offers in the Region Of £199,500

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68	66	69
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

## THE PROPERTY COMPRISES:

### First Floor

**Entrance Hall:** Polished oak floor, storage cupboard under stairs, stairs to upper floor, single radiator.



**Open Plan Sitting Room/Kitchen:** 16' 10" x 15' 10" (5.13m x 4.82m) (both max) Polished oak floor continued from hall, television point, two telephone points, dimmer switch, intercom to exterior, built in shelves, two double radiators. French window to balcony overlooking Promenade. Range of high and low level units with laminate doors and work surface, stainless steel sink, gas fired boiler, integrated Ariston hob, oven and extractor canopy, washer/dryer, integrated fridge and freezer, breakfast bar. Part wall tiling, ceramic floor tiles in kitchen area.

### Second Floor

**Bedroom (1):** 9' 10" x 10' 8" (2.99m x 3.25m) Built in wardrobes. French window, single radiator. En suite shower room: White suite comprising corner shower cubicle, pedestal WHB, low flush WC. Part wall tiling, ceramic floor tiles, wall shelves.

**Bedroom (2):** 6' 8" x 15' 0" (2.03m x 4.57m) Built in wardrobes, telephone point, single radiator.

**Bathroom:** White suite comprising panel bath, pedestal WHB, low flush WC. Part wall tiling, ceramic floor tiling, single radiator.

**Storage Cupboard:** Built in shelving and hanging rail.

**Service Charge:** £189 per month (as of July 2019).

