

ULSTER PROPERTY SALES

# UPS

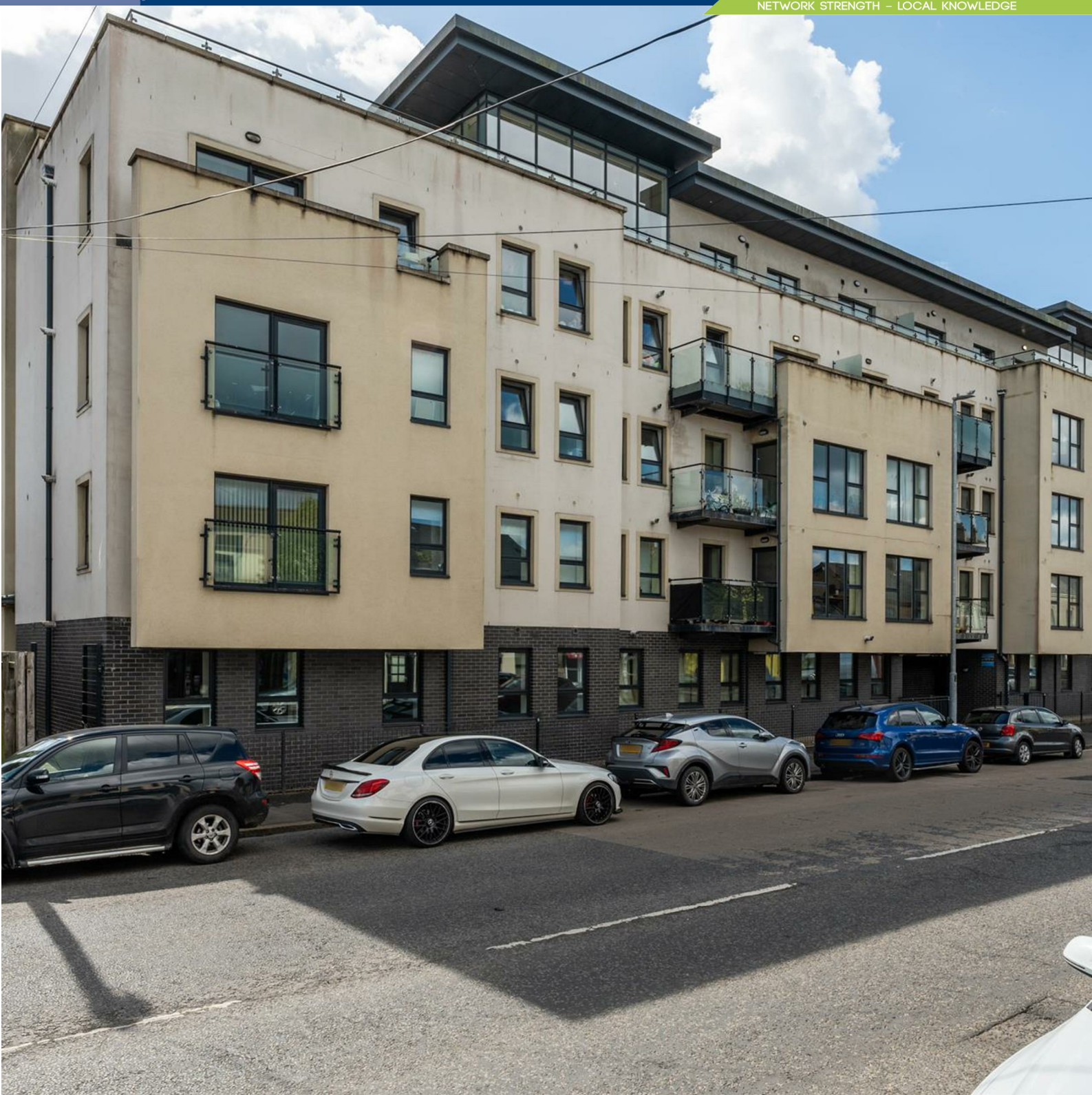
**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

**028 91811444**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 THE NEWTOWN  
BUILDING, 87-89 FRANCES**

**OFFERS AROUND £145,000**



Welcome to The Newtown Building, Frances Street in Newtownards! This delightful first-floor apartment is within a secure gated community, offering you peace of mind and a sense of exclusivity.

The modern fitted kitchen is a good size with a range of integrated appliances. The spacious living room provides a cosy retreat for relaxation or entertaining guests. With two double bedrooms, including a primary bedroom with an ensuite shower room, you'll have plenty of space to unwind in style. The convenience of a family bathroom adds to the practicality of this charming apartment.

Situated close to Newtownards Town Centre, you'll have easy access to a variety of amenities, shops, and eateries, making everyday living a breeze.

Whether you're an investor looking for a promising opportunity, a downsizer seeking a more manageable space, or a first-time buyer ready to step onto the property ladder, this property caters to a diverse range of needs. Don't miss out on the chance to make this lovely apartment your own!



## Key Features

- Spacious First Floor Apartment, Within Walking Distance To Newtownards Town Centre
- Large Living Room With Dual Aspect Views and Private Balcony
- Good Sized Family Bathroom Comprising White Suite
- Secure Gated Courtyard, With One Allocated Parking Space
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Two Double Bedrooms, Primary With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazing
- Early Viewing Recommended, Attracting A Wide Range Of People From Investors To Downsizers To First Time Buyers Alike



### Accommodation

#### Comprises:

#### Entrance Hallway

Built in storage.

#### Kitchen

10'6" x 9'4"

Range of high and low level units with wood laminate work surfaces, stainless steel sink unit with built in drainer and mixer tap, integrated appliances to include; oven, fridge/freezer, dishwasher, washing machine, four ring gas hob and stainless steel extractor fan and hood, tiled floor and partly tiled walls.

#### Living Room

18'2" x 14'6"

Dual aspect windows with access to balcony.

#### Bedroom 1

12'11" x 10'2"

Double bedroom with sliding glass door, access to balcony.

#### En-Suite

White suite comprising shower cubicle with overhead shower and sliding glass door, wall mounted wash hand basin with mixer tap, low flush w/c, tiled floor, extractor fan and recessed spotlights.

#### Bedroom 2

12'2" x 9'1"

Double bedroom.

### Bathroom

White suite comprising panelled bath with mixer tap, shower cubicle with overhead shower and sliding glass door, wall mounted wash hand basin with mixer tap, low flush w/c, tiled floor, extractor fan and recessed spotlights.

### Outside

Wrap around balcony with views over Newtownards and towards Scrabo Tower.

One allocated parking space, gated development.



















Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
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028 9047 1515

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NEWTOWNARDS  
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RENTAL DIVISION  
028 9070 1000



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