

# The Old Post Office

7 Church Street, Warrenpoint



# The Old Post Office

7 Church Street, Warrenpoint



The Old  
Post Office  
Warrenpoint

The Kabin

100%  
Cigarettes costing  
you a packet?  
Switch to the 100% and save  
up to €2,500 per year!

Bradley  
NEWLY DEVELOPED  
COMMERCIAL UNITS  
Call Bradley on  
T: 0228 300 50433

GORDONS  
CHEMISTS

# History Reimagined

The Old Post Office, once an iconic meeting place and much loved community service in the very heart of Warrenpoint has been beautifully transformed to provide four newly constructed contemporary apartments on the edge of the bustling town square and overlooking the spectacular Town Dock.

Carefully designed to compliment the treasured townscape character of this highly sought after seaside location, The Old Post Office offers bright and spacious accommodation with all local amenities, community services, shops and schools quite literally within walking distance.

# Specification

## External

- Double glazed, lockable UPVC windows.
- Gas fired central heating system.
- High thermal insulation & energy efficiency rating.
- UPVC fascia & soffit boards.
- Traditional masonry construction with render finish.
- Access control front door.

## Internal

- Bright and spacious communal entrance hall
- Solid oak internal doors with chrome ironmongery.
- High speed internet.
- Smoke, heat and carbon monoxide alarms.
- Wired for alarm system.

## Kitchen & Utility

- Fitted kitchens.
- Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher and fridge freezer.

## Bathrooms

- Contemporary white sanitary ware with chrome fittings.
- All en-suites complete with thermostatic showers.
- Feature downlighters to main bathroom & ensuite.

# Quality Craftsmanship

The Old Post Office, offers two 2 bed apartments and two 1 bed apartments comprised across two floors and completed to a high specification, turn-key finish with top quality craftsmanship across every element.

From superior internal and exterior finishes to the magnificent quality bathrooms, kitchens, tiling, flooring and appliances, each apartment has been built with comfort, style and elegance in mind.



The Old  
Post Office  
Warrenpoint

# Apartment 1A

First Floor | 1 Bed | 1 Bath | 486 Sq Ft

The Old  
Post Office  
Warrenpoint

## Entrance Hall:

Wood flooring. Radiator. Intercom system. Thermostat control.

## Utility Space - 1.14m x 1.01m:

Wood flooring. Fitted with Beko washer dryer.

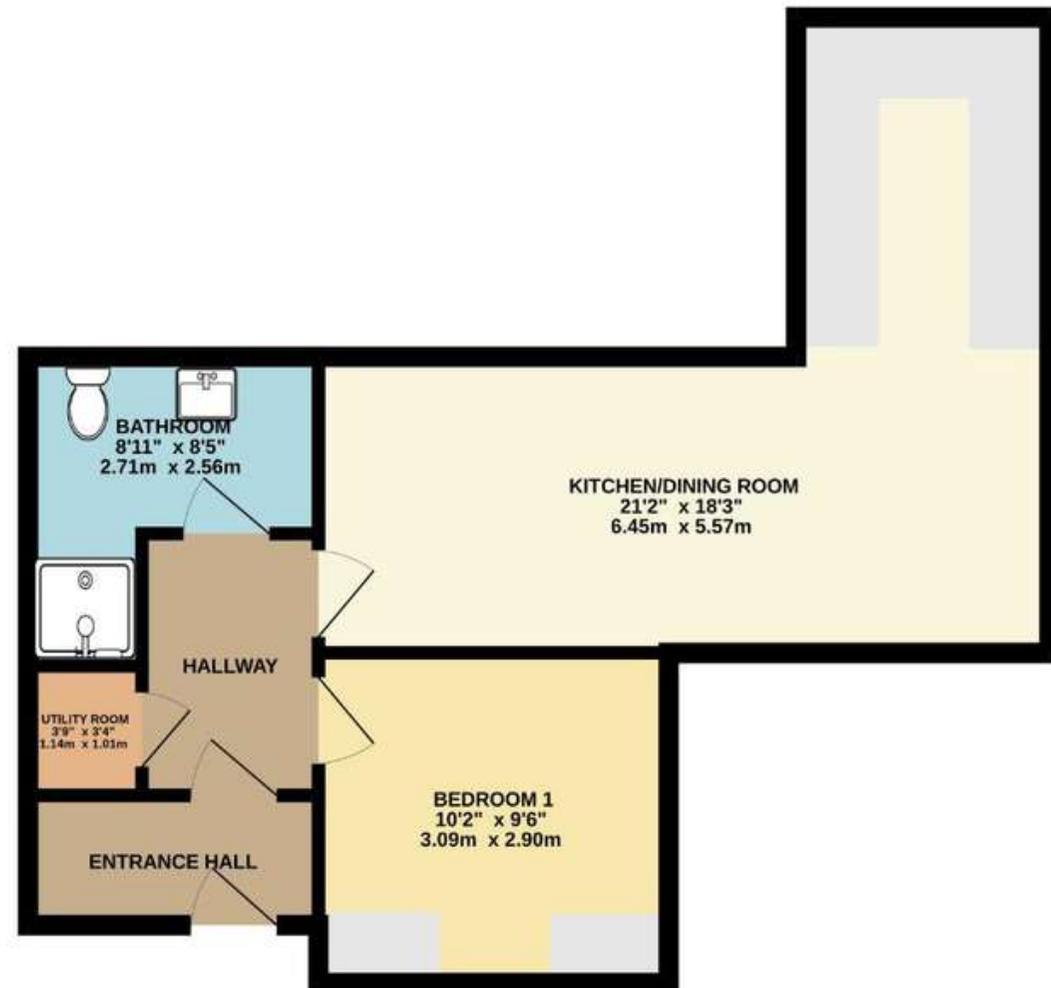
**Kitchen/Dining/ Living Area - 6.45m x 5.57m:** Wood flooring. Painted walls. 2 Radiators. Grey high and low level kitchen storage units. Stainless steel sink. Integrated Flavel electric oven, hob and extractor fan. Integrated Flavel dishwasher.

## Bathroom - 2.71m x 2.56m:

Linoleum flooring. Recessed spot lighting. Low flush WC. Pedestal sink with decorative tiling backsplash. Round mirror with LED lighting. Built in shower unit with rainfall shower head and tiled walls. Chrome towel rail.

## Bedroom 1 - 3.09m x 2.90m:

Wood flooring. Built-in wardrobe storage units. High level storage above bed space. Radiator.









The Old  
Post Office  
Warrenpoint



# Apartment 1B

The Old  
Post Office  
Warrenpoint

First Floor | 2 Bed | 2 Bath | 814 Sq Ft

## Entrance Hall:

Wood flooring. Radiator. Intercom system.

**Kitchen/Dining/Living Room – 9.37m x 5.00m:** Wood flooring. Grey high and low level kitchen storage units. Integrated Flavel hob and extractor fan. Beko washer dryer. Integrated Flavel dishwasher and integrated Flavel electric oven at user level. Zennith integrated fridge/freezer. Stainless steel sink. Sangamo thermostat control. Views spanning across Warrenpoint town and docks.

## Bathroom – 3.45m x 1.75m:

Linoleum flooring. Recessed spot lighting. Low flush WC. Pedestal sink with decorative tile backsplash. Round mirror with LED lighting. Walk-in shower with tiled walls and rainfall shower head. Chrome towel rail.

## Bedroom 1 – 3.45m x 3.08m:

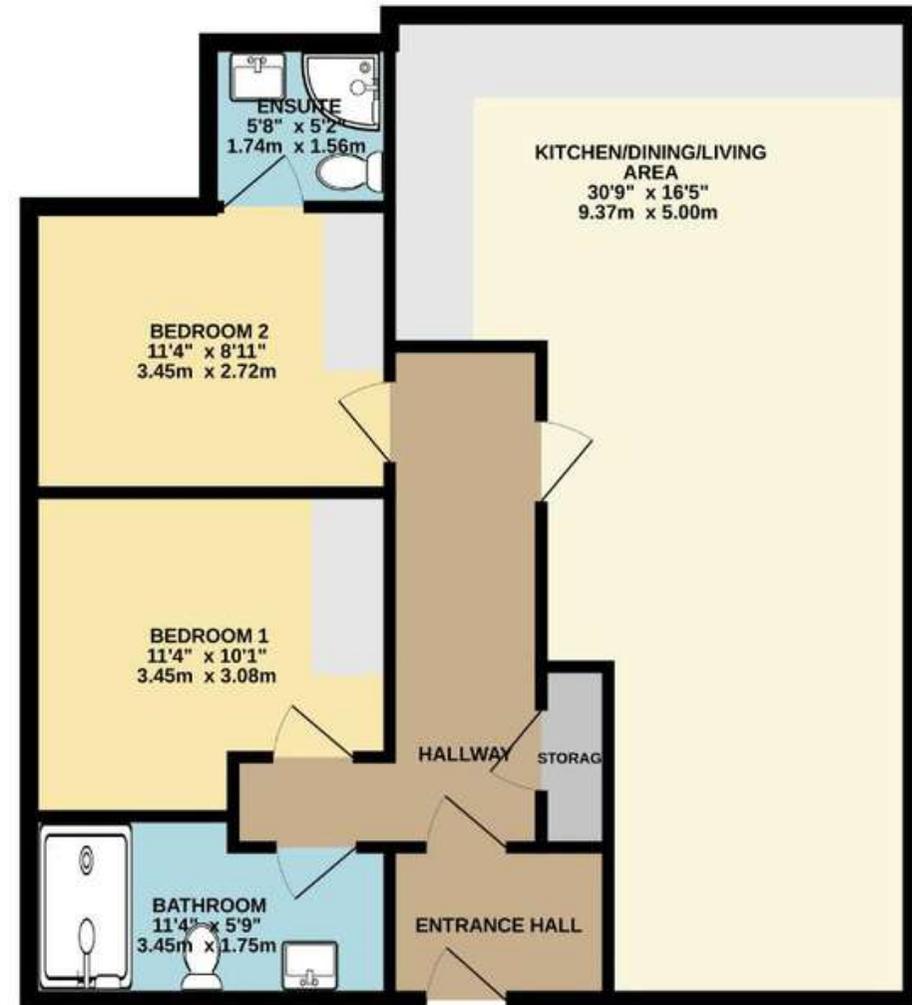
Rear facing. Wood flooring. Built-in wardrobe storage with mirror sliding doors. Radiator.

## Bedroom 2 – 3.45m x 2.72m:

Rear facing. Wood flooring. Built-in wardrobe storage with mirror sliding doors. Radiator. Access to ensuite.

## Ensuite – 1.74m x 1.56m:

Linoleum flooring. Partially tiled walls. Corner shower unit with rainfall shower head. Low flush WC. Pedestal sink and mirror with LED lighting.











# Apartment 2A

Second Floor | 1 Bed | 1 Bath | 525 Sq Ft

The Old  
Post Office  
Warrenpoint

## Entrance Hall:

Wood flooring. Radiator. Intercom system.

## Utility Space – 2.01m x 1.08m:

Wood flooring. Fitted with Beko washer dryer.

## Kitchen/Dining/Living Area – 6.26m x 5.56m:

Wood flooring. Painted walls. 2 Radiators. Sangamo thermostat control. Grey high and low level kitchen storage units. Integrated Flavel electric oven and hob with extractor fan. Stainless steel sink. Integrated Flavel dishwasher.

## Bathroom – 2.74m x 2.66m:

Linoleum flooring. Recessed spot lighting. Low flush WC. Pedestal sink with decorative tile backsplash. Round mirror with LED lighting. Shower unit with tiled walls and rainfall shower head.

## Bedroom 1 – 2.94m x 2.93m:

Wood flooring. Built in wardrobe storage with high level storage above bed space. Radiator. Access to attic space.









# Apartment 2B

Second Floor | 2 Bed | 2 Bath | 814 Sq Ft

The Old  
Post Office  
Warrenpoint

## Entrance Hall:

Wood flooring. Radiator. Intercom system.

## Kitchen/Dining/Living Area – 10.97m x 3.66m:

Wood flooring. Grey high and low level kitchen storage units with integrated Flavel electric hob and extractor fan. Zennith integrated fridge freezer. Integrated Flavel oven at user level. Stainless steel sink. Beko washer dryer. Sangamo thermostat control. Panoramic views across Warrenpoint town and docks.

## Bathroom – 3.56m x 1.66m:

Linoleum flooring. Recessed spot lighting. Low flush WC. Pedestal sink with decorative tile backsplash. Round mirror with LED lighting. Walk-in shower with tiled walls and rainfall shower head. Chrome towel rail.

## Bedroom 1- 3.43m x 3.19m:

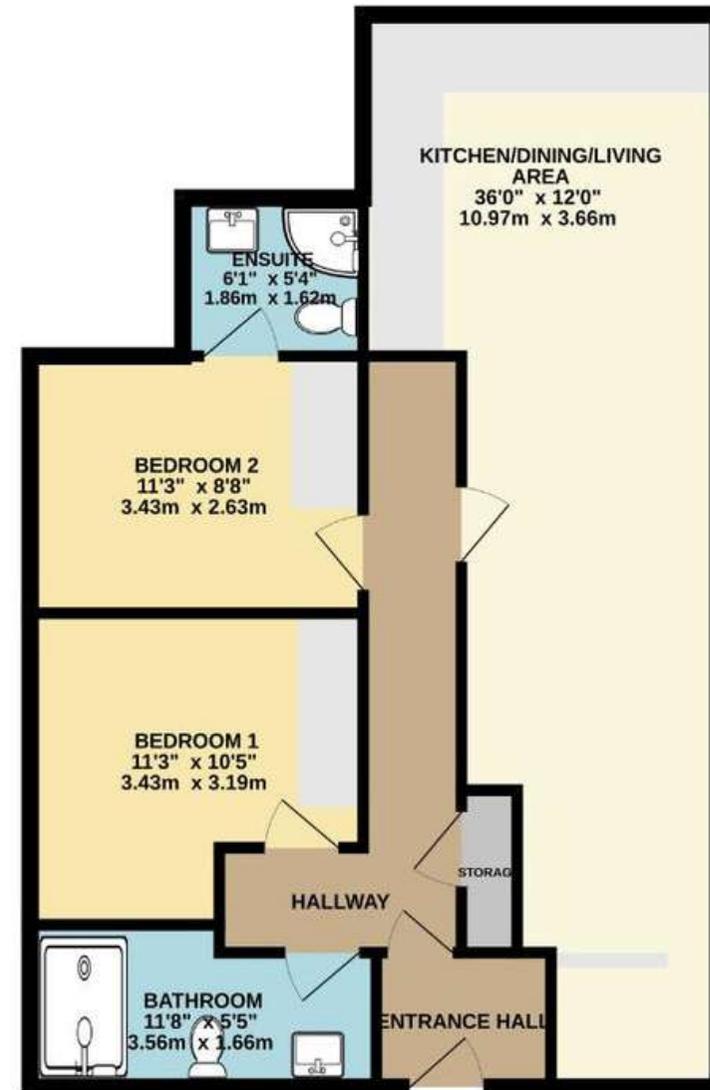
Rear facing. Wood flooring. Built-in wardrobe storage with mirror sliding doors. Radiator.

## Bedroom 2 – 3.43m x 2.63m:

Rear facing. Wood flooring. Built-in wardrobe storage with mirror sliding doors. Radiator. Access to ensuite.

## Ensuite – 1.86m x 1.62m:

Linoleum flooring. Partially tiled walls. Corner shower unit with rainfall shower head. Low flush WC. Pedestal sink and mirror with LED lighting.













For further information please contact the sole selling agents:

T: 028 417 73777

E: [warrenpoint@bradleyni.com](mailto:warrenpoint@bradleyni.com)

**Bradley**<sup>^</sup>  
[www.bradleyni.com](http://www.bradleyni.com)

These particulars are issued by Bradley Estates NI Ltd on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Bradley Estates NI Ltd for themselves and for the vendor/lessor whose agents they are, give notice that: (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Bradley Estates NI Ltd, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract.