

Apt 2, 1 Great Georges Street

Warrenpoint, Newry, BT34 3HS

Guide price £155,000

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- Two Bedroom second floor apartment
- Contemporary internal finishes throughout
- The ideal holiday, investment or retirement home
- Breath-taking views of Carlingford Lough & Cooley Peninsula
- Ready for immediate occupation
- Convenient to all town centre amenities plus fnearby free car parking
- Pvc double glazed. Electric storage heating, Pressurised hot water system

THE DETAIL

Accommodation & Approx Dimensions

Entrance Hallway

Kitchen/Living Area

22'6" x 10'0" (6.86m x 3.07m)

Bedroom 1

13'3" x 10'11" (4.05m x 3.35m)

Bedroom 2

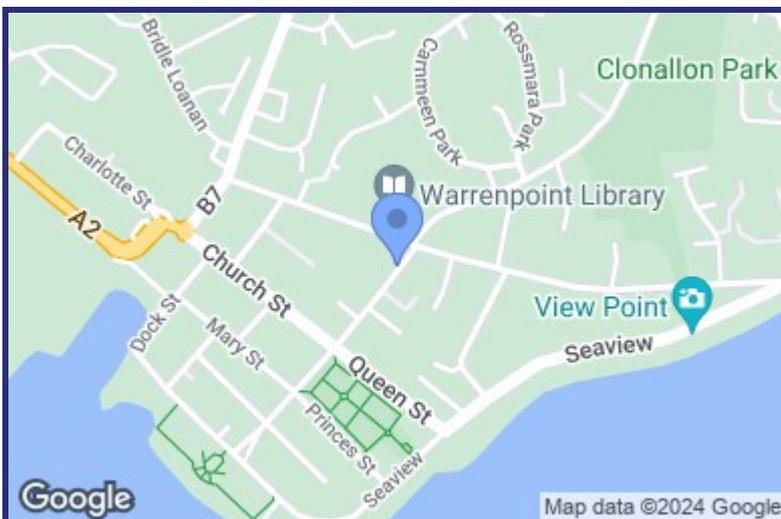
11'10" x 9'9" (3.61m x 2.99m)

Shower Room

8'0" x 6'7" (2.46m x 2.01m)

Hotpress

FURTHER FEATURES

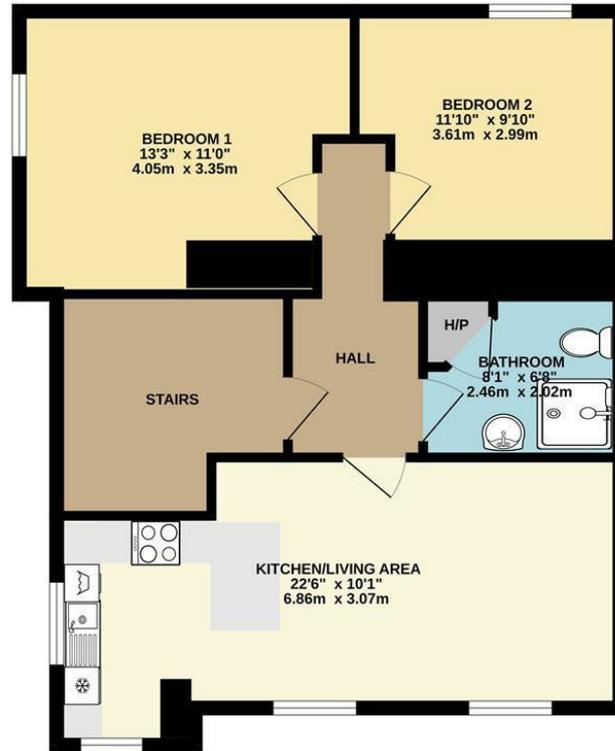


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Floor Plan

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We look forward to working with you...



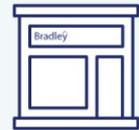
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