



## 2 John Street Mews , Newtownards, BT23 4WH

Located close to Newtownards town centre this ground floor apartment could be all the home you ever need.

The property was built around 2006 and benefits from its own private front door. Internally there is an open plan kitchen/lounge/dining area, 2 bedrooms and a bathroom. It benefits from uPVC double glazing and gas central heating. Externally there is a parking area for residents.

A little TLC and fresh paint and you could make this into a great starter home, fresh start or retirement home. It could also make a viable buy to let investment purchase with anticipated gross rental yield in the region of 8.5%.

Viewings strictly by appointment and accompanied by the agent.

**Fixed Asking Price £90,000**

## 2 John Street Mews , Newtownards, BT23 4WH



- Ground floor apartment
- Bathroom
- Parking area to the front
- Ideal first home, fresh start, retirement home or buy to let investment purchase.
- 2 bedrooms
- uPVC double glazing
- Private front door
- Open plan lounge/kitchen/diner
- Gas central heating
- Convenient town centre location

### Entrance

### Lounge/kitchen/diner

20x12'8 (6.10mx3.86m)

### Bedroom 2

16x6'6 (4.88mx1.98m)

### Inner hallway

6'9x5 (2.06mx1.52m)

### Bathroom

9x6'6 (2.74mx1.98m)

### Bedroom 1

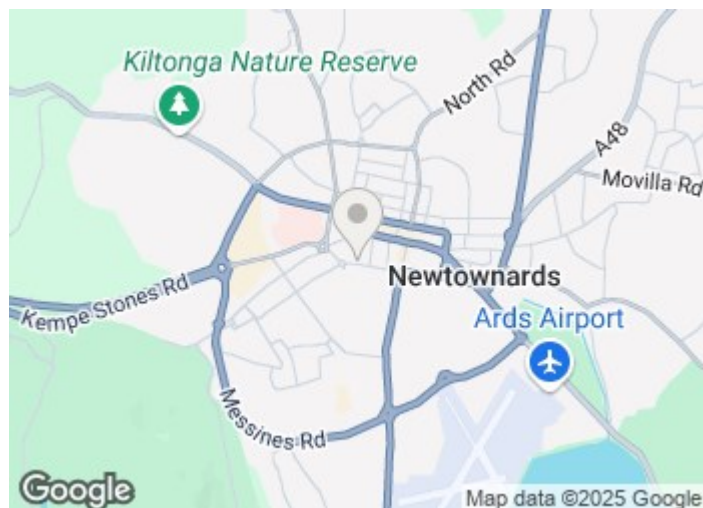
11'9x8'11 (3.58mx2.72m)

### Outside

### Tenure

### Buyers Notes

### Property misdescriptions



### Directions

Located just off John Street which runs past the Police Station towards Blair Mayne Leisure Centre.





Floor Plan





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Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	