



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

We are acting in the sale of the above property and have received an offer of £90,000 on the above property. Any interested parties must submit any higher offer in writing to the selling agent before exchange of contracts takes place.

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

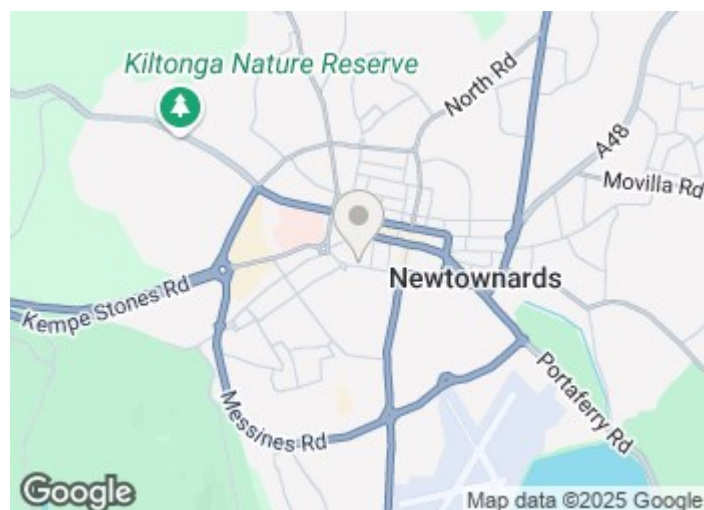
11'9x8'11 (3.58mx2.72m)

### 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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