



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Let's point you in the right..... **DIRECTION**

- 2 x Bedroom, (1 x En-Suite), Top Floor Penthouse Apartment
- Ideally located within walking distance to Newcastle Town Centre
- Dual aspect living area, gas fired central heating

Offers in the region of £134,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALLWAY:

3.13m x 1.23m, 10'3" x 4'0"

Solid wood door leading to tiled hallway with walk-in storage cupboard/cloakroom on right, bathroom on left, radiator, double socket, thermostat

LIVING/KITCHEN/DINING AREA:

8.16m x 3.81m, 26'9" x 12'5"

Open plan dual aspect room with tiled floor throughout

LIVING ROOM:

Large window and Velux skylight providing light to a spacious living area with tiled floor. Radiator, x3 double sockets, TV point, phone/internet point, door entry handset

KITCHEN/DINING AREA:

Upper and lower cupboard space, laminate worktop, integrated fan oven & ceramic hob, extractor fan, stainless steel sink with drainer & mixer tap, tiled splashback, integrated fridge-freezer, recess for washing machine & dryer, spotlights to ceiling, view towards Royal County Down golf course, 3 x double sockets



BATHROOM:

2.23m x 1.78m, 7'3" x 5'10"

Tiled floor to ceiling, white suite comprising of low flush WC, WHB & panel bath with mixer tap shower, radiator, extractor fan



BEDROOM 1:

3.79m x 3.21m, 12'5" x 10'6"

Laminate wood flooring, radiator, 2 x double sockets



ENSUITE:

2.05m x 1.78m, 6'8" x 5'10"

Tiled floor to ceiling, white suite comprising low flush WC & WHB, shower cubicle with electric shower, extractor fan, radiator



BEDROOM 2:

2.46m x 2.44m, 8'0" x 8'0"

Laminate wood flooring, Velux Skylight, radiator, 2 x double sockets



25 Boulevard Park, Newcastle, BT33 0GH

EXTERNAL:

Communal lawn area, off street parking located in communal car park.



Rates payable for the year 2024/25 = £831.87

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details.

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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