

21 Ard Brid, Newry, County Down, BT35 6FA



Asking Price £189,000

New to the market!

We are delighted to offer this exceptionally well presented and maintained Two Bedroomed First Floor Apartment situated within a gated development fronting the Armagh Road in Newry City Centre - only minutes from the Dublin/Belfast A1/N1 and within walking distance of the City Centre Shopping Precincts and Restaurants.

Internally the accommodation comprises of a tiled Entrance Hall with tiled stairwell, The bright and spacious Open Plan Lounge/Kitchen/Dining Area is located to the front of the apartment and has a host of modern fitted upper and lower level units with a range of integrated appliances included. (Quooker boiling water tap not included within sale).

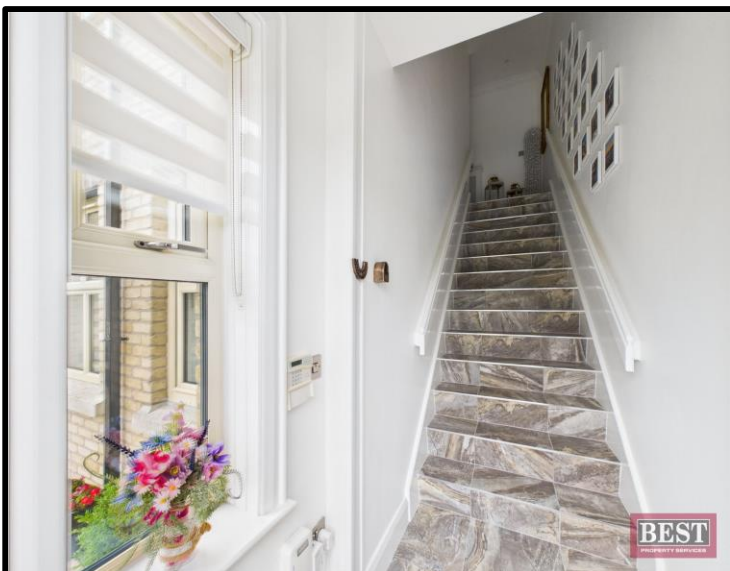
There are two generous sized Bedrooms both of which have tiled flooring and the main bedroom has a fully tiled ensuite shower room. There is also a Family Bathroom consisting of a three piece suite and separate shower which is fully tiled. In addition there is attic storage.

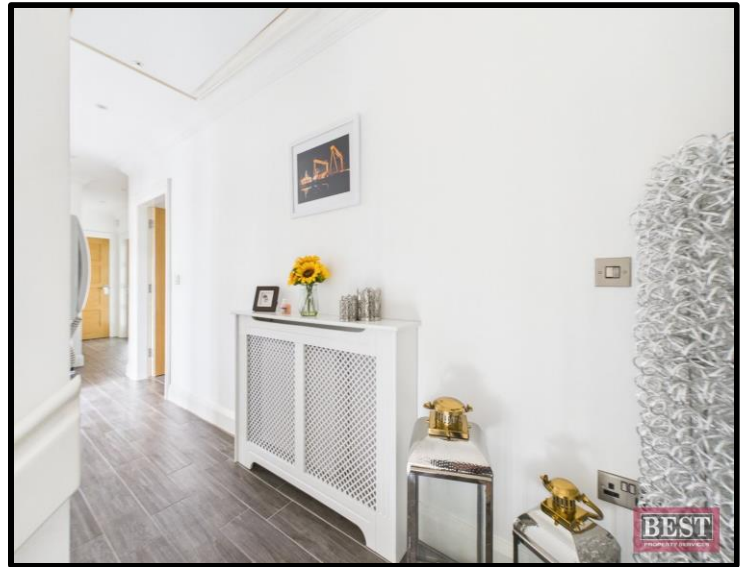
The property further benefits from gas fired central heating and double-glazed windows throughout. Externally the entrance to the development is gated with electronically controlled gates. There is an allocated car parking space and the communal areas are carefully maintained.

Management Fee: Approximately £700 per annum

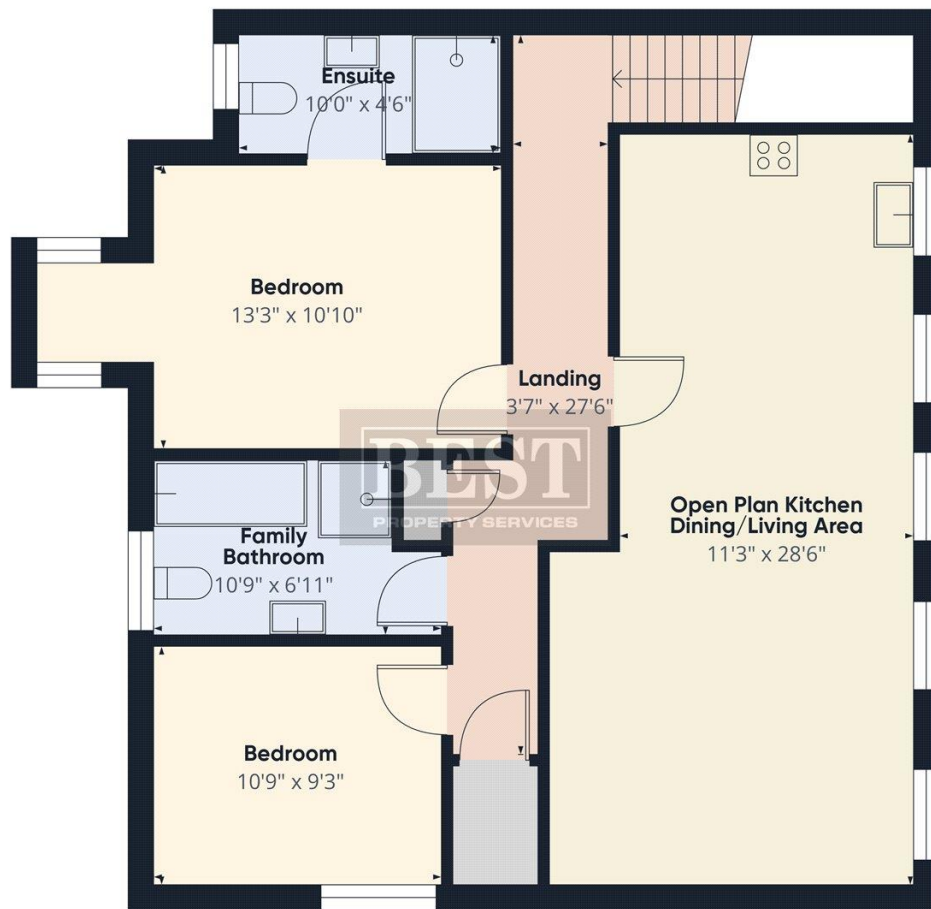
Viewing is highly recommended!

- EXCELLENT TWO BEDROOM FIRST FLOOR APARTMENT WITHIN A GATED DEVELOPEMENT
- Accommodation comprises: Entrance Hall, Open Plan Living Area/Dining Area/Kitchen. Two Double Bedrooms (One with Ensuite Shower Room), Main Bathroom, 2 No. Storage Cupboards.
- Intruder Alarm installed. Range of Electrical Appliances included.
- Gas Fired Central Heating. Pvc Double Glazing. EPC: B
- Parking space to the front. Communal garden space.
- Gated development with electronically controlled gates.





Floorplan





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and 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 Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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