

FOR SALE



Attractive Ground Floor 1 bedroom Apartment
**APARTMENT 24, ORCHARD HOUSE,
MARK STREET, NEWTOWNARDS**

- Lounge / Dining open plan to Kitchen
- Fitted kitchen with built-in oven, gas hob, extractor hood, fridge/freezer, washing machine and dishwasher
- One Bedroom, leading to a communal balcony area
- Bathroom with White Suite
- Phoenix gas fired heating system/ upvc double glazed windows
- Secure Car Parking
- Ideally suited to the First Time Buyer, Young Professional or Investor alike
- Earliest viewing recommended

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RESIDENTIAL

Location

This attractive Ground Floor Apartment is situated within walking distance of the busy Newtownards town centre and all of its amenities and offers generous accommodation. Access is via a communal entrance hall which includes a lift.

Comprises

ENTRANCE HALL: Carpet floors

HALLWAY: Carpet floors, storage cupboard

LOUNGE / DINING / KITCHEN: 16' 3" x 15' 5" (4.98m x 4.71m)

Lounge with carpet floors open plan to a modern fully fitted shaker style kitchen with excellent range of high and low level units, built-in gas hob, oven, extractor hood, built in washing machine & dishwasher, freestanding fridge / freezer, laminate work surfaces, Stainless steel single drainer sink unit with mixer taps. Ceramic tiled floor.

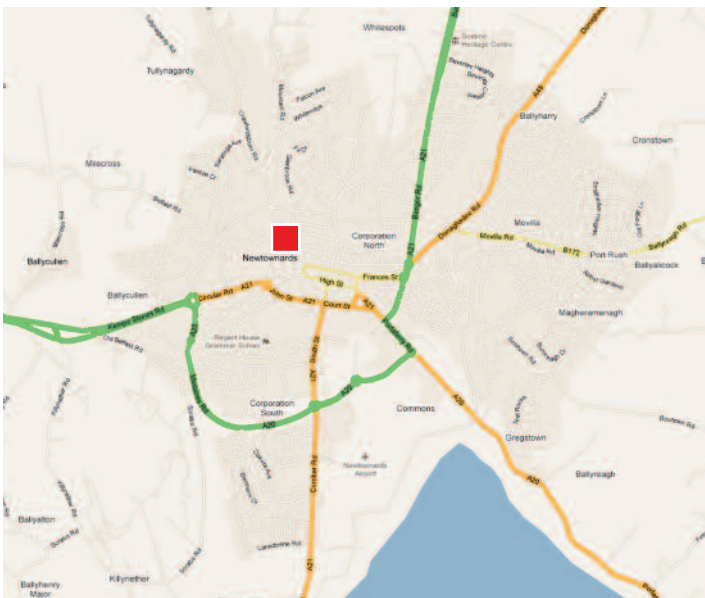
BEDROOM: 11' 5" x 10' 3" (3.51m x 3.14m) Carpet floors with sliding Upvc glass doors leading to communal balcony area

BATHROOM: 7' 1" x 6' 9" (2.16m x 2.10m) White Suite comprising panelled bath with mixer taps and power shower, pedestal wash hand basin, low flush WC, part wall tiling, tiled floor, extractor fan.

Service Charge £80 per month and includes building insurance and upkeep of communal area.

Access to secure car parking. Please Note: Furniture may also be available and measurements taken at widest points.

Asking Price: Offers over £69,500



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