

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

**028 91811444**

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 50 LAKEVIEW MANOR,  
NEWTOWNARDS, BT23 4US**

**OFFERS AROUND £150,000**





Apt 50 Lakeview Manor is a modern first floor, self-contained apartment within a purpose-built development constructed in 2018 and benefiting from the balance of the NHBC 10 Year Buildmark Warranty. Well presented throughout, the property offers practical, low-maintenance living in a highly convenient location.

Accessed via its own private front door with stairs to the first floor, the accommodation opens into an entrance hall with wood effect laminate flooring. The living and dining room is bright and well proportioned with dual aspect windows, creating a comfortable space for everyday living.

The kitchen is fitted with a modern range of high and low level units with wood effect laminate work surfaces, stainless steel 1¼ bowl sink with mixer tap, built-in under oven, gas hob with stainless steel extractor hood and integrated fridge freezer. Tiled flooring and recessed spotlighting complete the space.

There are two bedrooms, both finished with wood effect laminate flooring. The bathroom comprises a modern white suite including panelled bath with overhead shower and mixer tap, pedestal wash hand basin, low flush WC, chrome wall mounted radiator, partly tiled walls, tiled floor and recessed spotlighting.

Further benefits include PVC double glazed windows and gas fired central heating.

Externally, there is one allocated parking space, additional visitor parking and communal gardens.





## Key Features

- First floor, self-contained apartment with private front door access
- Built in 2018 with balance of NHBC 10 Year Buildmark Warranty
- Bright living / dining room with triple aspect windows
- Modern fitted kitchen with integrated appliances
- Two well-proportioned bedrooms
- Contemporary white bathroom suite
- PVC double glazed windows and gas fired central heating
- Allocated parking space, visitor parking and communal gardens opposite Kiltonga Wildlife Reserve



## Accommodation

### Comprises:

Self-contained front door. Stairs to first floor.

### Hall

Wood effect laminate flooring.

### Living/ Dining Room

10'11 x 12'09

Wood effect laminate flooring.  
Triple aspect windows.

### Kitchen

14'07 x 8'11

Modern range of high and low level units, wood effect laminate work surfaces, stainless steel sink unit with 1 & 1/4 bowl drainer and mixer tap, built-in under oven, gas hob, stainless steel extractor hood, integrated fridge freezer, tiled floor and recessed spotlighting.

### Bedroom 1

9'10 x 14'02

Wood effect laminate flooring.

### Bedroom 2

10'04 x 7'04

Wood effect laminate flooring.

## Bathroom

Modern white suite comprising panelled bath with overhead shower and mixer tap, pedestal wash hand basin with mixer tap, low flush wc, feature chrome wall mounted radiator, partly tiled walls, feature tiled floor and recessed spotlighting.

## Outside

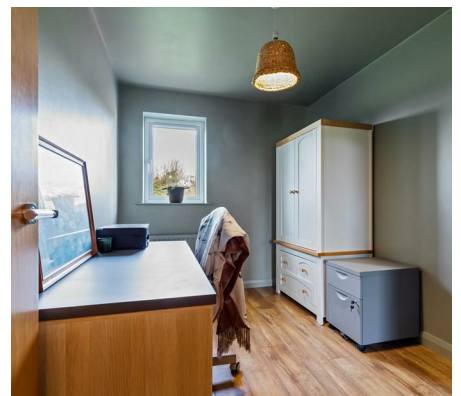
One allocated parking space with additional visitor parking. Communal gardens beautifully landscaped with feature patio area

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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