

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

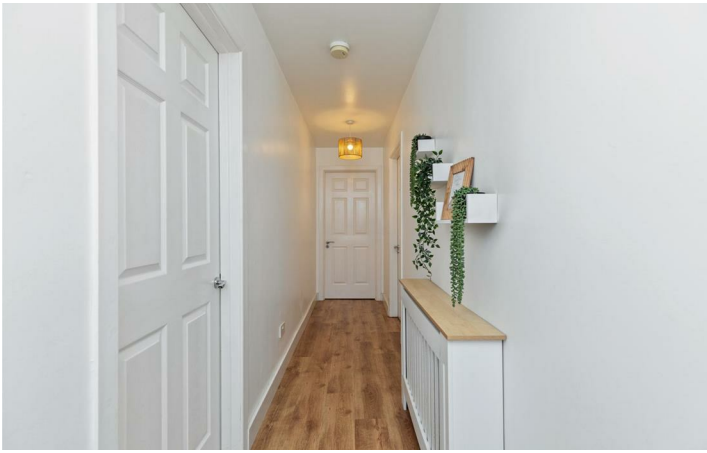
newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 THE COURTYARD, MARY
STREET, NEWTOWNARDS, BT23**

OFFERS AROUND £119,950



Situated in the heart of Newtownards town centre, this beautifully presented two-bedroom first floor apartment offers an ideal combination of comfort and convenience, perfect for first-time buyers, downsizers, or investors. Enjoy being just a short stroll from local shops, schools, cafés, and public transport links, with easy access to main arterial routes for effortless commuting.

Inside, the property comprises an entrance porch and hallway leading to a bright, spacious living and dining area with attractive wood laminate flooring, open to a modern fitted kitchen complete with integrated appliances and tiled flooring.

There are two generous double bedrooms, including a master with an ensuite shower room, along with a well-appointed family bathroom. The home further benefits from gas central heating and low-maintenance finishes throughout.

This is an excellent opportunity to acquire a move-in-ready apartment in a highly sought-after location. Early viewing is strongly recommended.

Key Features

- Bright & Spacious, Two Bedroom, First Floor Apartment
- Large Living And Dining Area, Open Plan To The Kitchen
- Modern Kitchen With Space For Appliances
- Two Double Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating System & uPVC Double Glazed Windows
- Close To Many Local Amenities And Main Arterial Routes
- Ideally Located In Newtownards Town Centre
- No Onward Chain!



Accommodation Comprises:

Entrance Porch

6'0 x 5'03

Wood laminate floor and built in storage.

Hallway

Wood laminate floor.

Living Room/Dining Room

18'06 x 12'01

Wood laminate floor.

Open to;

Kitchen

12'02 x 9'05

Modern range of high and low level units, laminate work surfaces, inset ceramic sink with mixer tap, four ring electric hob, integrated oven, angled extractor hood, space for fridge/freezer, plumbed for washing machine and wood laminate floor.

Bedroom 1

13'05 x 9'08

Double room with wood laminate floor.

En-Suite Shower Room

White suite comprising enclosed shower unit with wall mounted overhead shower and glass door, pedestal wash hand basin with mixer tap and tiled splashback, extractor fan, tiled floor and partially tiled walls.

Bedroom 2

9'06 x 10'06

Double room with wood laminate floor.

Bathroom

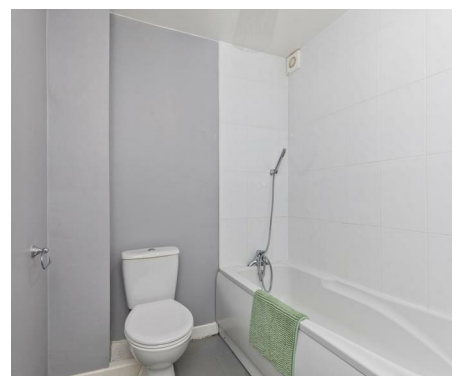
White suite comprising, panelled bath with mixer tap, handheld shower attachment, low flush w/c, pedestal basin with mixer tap and tile splashback, extractor fan and tiled floor.

Outside

Visitor parking.

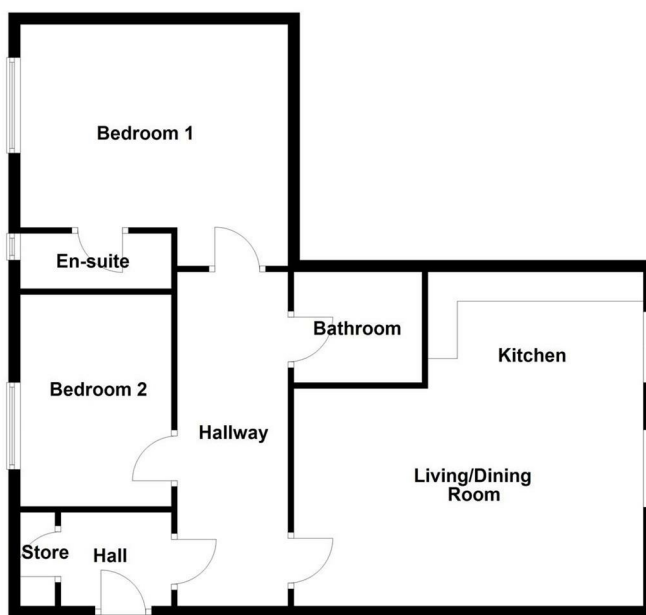
Additional Information

Management Fees: £151.25 per quarter.





Ground Floor



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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.

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.

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