

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 14 DANESCOURT, 116  
DONAGHADEE ROAD,**

**OFFERS OVER £119,950**



This well-presented two bedroom apartment offers bright and spacious accommodation, ideally suited to first time buyers, downsizers or investors alike. Benefiting from gas fired central heating and a convenient layout, the property provides comfortable, low maintenance living.

The accommodation comprises a generous open plan living and dining area with dual aspect windows, allowing for excellent natural light, along with recessed spotlighting and wood laminate flooring throughout. The separate kitchen is fitted with a modern range of high and low level units, laminate work surfaces and includes an integrated oven and electric hob, with additional space for appliances.

There are two bedrooms, including a well-proportioned principal bedroom, while the second bedroom benefits from a Velux window, making it ideal as a guest room, home office or study. The bathroom is finished with a white suite, including a panelled bath with overhead shower, complemented by tiled flooring and partially tiled walls.

Externally, the property benefits from a communal lawn area and one designated parking space. Located on the second floor, this attractive apartment offers excellent privacy along with convenience and modern living.

## Key Features

- Well-presented second floor two bedroom apartment
- Bright and spacious open plan living/dining area
- Modern fitted kitchen with space for appliances
- Two well-proportioned bedrooms
- Gas fired heating & uPVC double glazed windows
- Close to many local amenities and main arterial routes
- Ideally located in Newtownards town centre
- One designated parking space



## Accommodation

### Comprises:

### Living/Dining Room

20'05 x 24'08

Dual aspect windows, recessed spotlights and wood laminate floor.

### Kitchen

8'08 x 10'02

Modern range of high and low level units, laminate work surfaces, single stainless steel sink unit with mixer tap, four ring electric hob, integrated oven, stainless steel extractor hood, space for fridge/freezer, plumbed for washing machine and tiled floor.

### Hall

### Bedroom 1

11'04 x 16'08

Double room.

### Bedroom 2

9'05 x 8'03

Velux window.

## Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, shower screen, low flush w/c, recessed spotlights, pedestal basin with mixer tap and tile splashback, extractor fan, tiled floor, partially tiled walls.

## Outside

Communal staircase, communal lawn area and one designated parking spot.

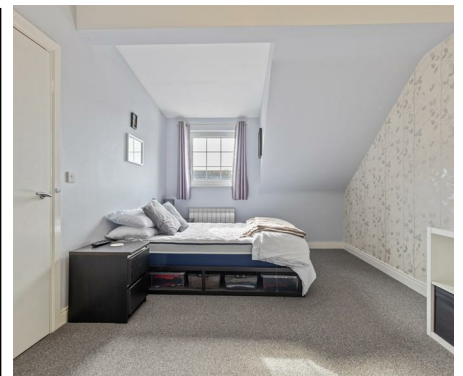
## Management Fee

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.

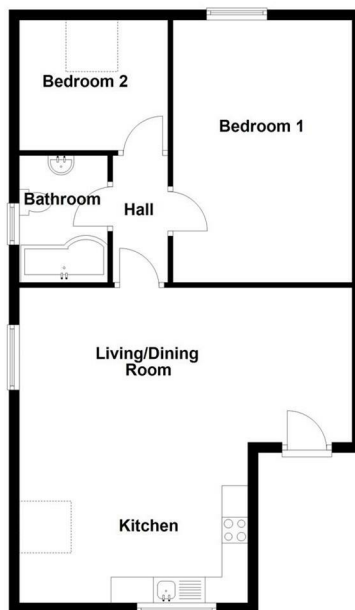
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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





Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(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.

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