

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 5 THE VIEW, 18
WARREN ROAD,**

OFFERS OVER £319,950

Apartment 5 The View is a duplex apartment comprising 1140 sq ft accommodation, which provides a rare opportunity to enjoy a stunning sea view location and yet is only a few minutes walk into Donaghadee town. The View itself sits on an elevated site to take in the stunning sea views towards the Copeland Islands and beyond to Scotland, enhanced by apartment 5's stunning bay window and Juliette balcony.

On entering the building you immediately appreciate the immaculately presented entrance lobby with a lift providing easy access to all floors. Apartment 5 is based on the first floor with access to the main living area and kitchen on entering the property. The two bedrooms are based on the upper floor of the duplex apartment, and the master boasts stunning views over Donaghadee Harbour and the Copeland Island with a beautiful Juliette balcony.

Designed by Coogan and Co architects and built in 2018, there are seven apartments within the purpose-built building and the developer has gone the extra mile to create individual homes of quality which are synonymous with the standards of the Warren Road in Donaghadee. The high quality specification needs to be viewed to be appreciated, so contact our office today to arrange your viewing.



Key Features

- A Stunning 1140 sq ft Duplex Apartment Built In 2018 On The Warren Road
- Two Bedrooms, Master With Ensuite And Double Doors To Juliette Balcony
- Gas Combi-Boiler With Pressurised Heating System
- Based Off The Prestigious Warren Road, Within Walking Distance To Donaghadee Town Centre
- Open Plan Kitchen To Living Area On The Apartments
- Stunning Elevated Views Over Donaghadee, Coastline, Harbour And The Copeland Islands
- Communal Lift, Audio Intercom Access and Electric Gates Leading To Private Parking



Accommodation

Comprises:

Communal Area

Featured hallway with full height glazed sections and Passenger Lift. Intercom to main apartment entrance and remote control electric gates to car park area.

Entrance Hall

Tiled floor and built in storage.

Living / Dining Area

15'11" x 17'10"

Built in storage, tiled floor, corniced ceiling, recessed spots and bay window. Open to:

Kitchen

10'9" x 10'2"

Modern range of high and low level units with quartz worksurfaces, upstands and cooker splashback, undermounted stainless steel sink unit with mixer tap, integrated appliances to include; mid-level Neff oven, four ring electric Neff hob, stainless steel extractor hood, dishwasher, fridge freezer and washing machine, recessed spotlighting and tiled floor.

Bathroom

Contemporary white sanitary ware comprising panelled bath with mixer tap, shower enclosure with wall mounted pressurised overhead shower, glass door, low flush wc, heated towel rail, recessed spots, vanity unit with mixer tap, storage, extractor fan, tiled floor and tiled walls.

Bedroom 1

13'4" x 18'6"

Double bedroom, built in wardrobes, recessed spotlighting and double doors on to Juliette balcony with glass balustrade boasting views over Donaghadee Harbour and Copeland Islands.

Ensuite

Contemporary white sanitary ware comprising walk-in wall mounted overhead shower, rainfall head, glass shower screen, vanity unit with mixer tap and storage, low flush wc, heated towel rail, recessed spotlighting, extractor fan, tiled walls and tiled floor.

Landing

Recessed spotlighting.

Bedroom 2

9'8" x 11'3"

Double bedroom, recessed spotlighting.

Outside

Cobblestone driveway, stylish landscaped gardens, outside feature lighting, remote control electric gates to car park (one designated space) and bicycle storage. The external landscaping has been designed to ensure privacy, security and peace of mind.

Additional Information

- Extensive range of electrical sockets, USB points and cabling for Sky. Mains operated smoke and CO detectors. Low energy LED down lights, 5 amp table lamp sockets in living room.
- Moulded skirting boards and architraves throughout with feature corniced ceilings in living room/kitchen.

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





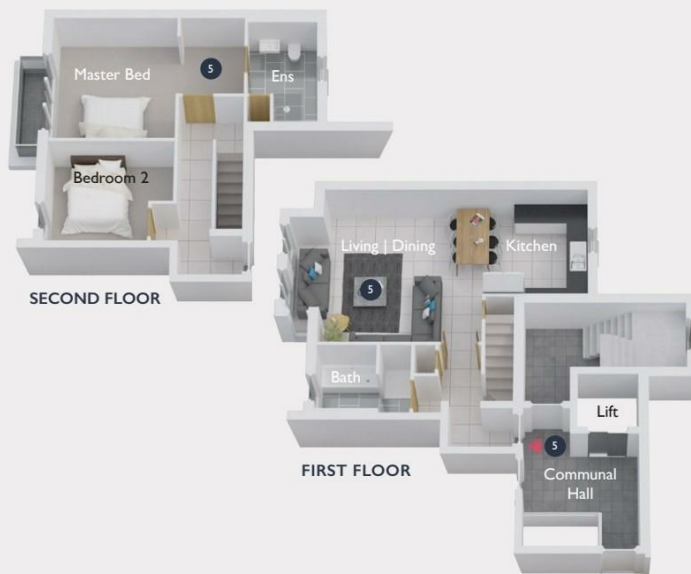






DUPLEX APARTMENT FIVE

FIRST AND SECOND FLOOR



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 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 9188 8000.

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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