

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 1 THE COURTYARD, CHURCH
LANE, DONAGHADEE, BT21 0FD**

£895 PER MONTH



Located in the heart of Donaghadee, 1 The Courtyard on Church Lane presents a beautifully presented ground floor apartment. This charming residence boasts a well-designed layout, featuring a welcoming open plan living and dining area. The modern fitted kitchen comes equipped with essential appliances.

The apartment comprises two generously sized double bedrooms, providing ample space for rest and privacy. A contemporary family shower room adds to the modern appeal of this home. The property benefits from gas fired central heating, ensuring warmth and comfort throughout the year.

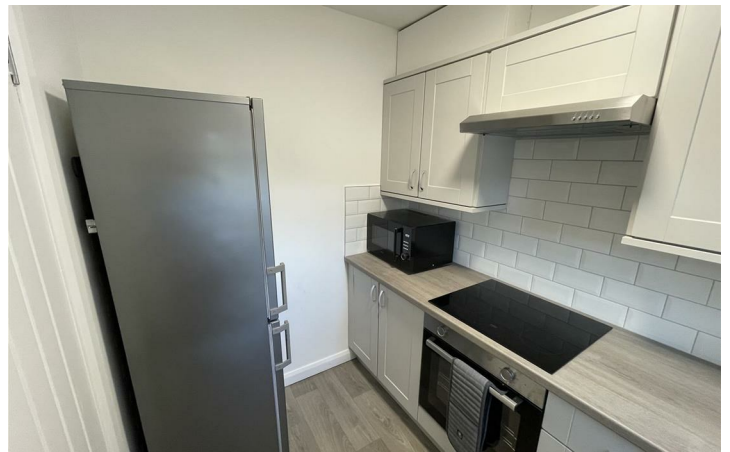
Externally, residents can enjoy a small patio area, additionally, there is an outside tap for convenience and communal parking available at the front of the property, making it easy for both residents and guests.

With its prime location, this apartment is within easy reach of local amenities, schools, and main arterial routes, as well as the picturesque sea front. This property is an excellent opportunity for anyone looking to embrace the vibrant lifestyle that Donaghadee has to offer.



Key Features

- Beautifully Presented Fully Furnished Ground Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen With Range Of Appliances
- Modern Shower Room Comprising Of White Suite
- Gas Fired Central Heating
- Located In The Heart Of Donaghadee Town Centre, Close to Amenities, Schools, Main Arterial Routes And The Seafront
- Early Viewing Recommended



Accommodation Comprises

Living/Dining Room 17'4" x 10'5"

Kitchen

6'0" x 8'5"

Modern fitted kitchen, range of high and low level units, laminate work surfaces, single stainless steel sink with mixer taps and drainer, integrated oven, four ring electric hob, stainless steel extractor hood, washing machine, fridge/freezer, microwave, partially tiled walls.

Bedroom 1

12'2" x 9'5"

Double bedroom.

Bedroom 2

12'3" x 7'0"

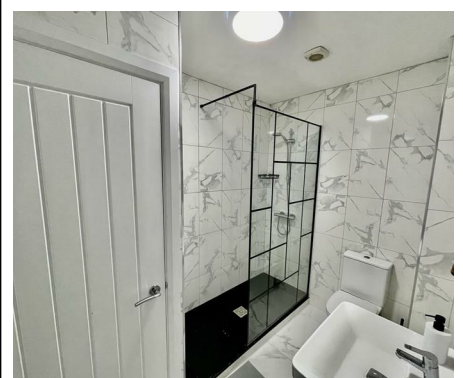
Double bedroom.

Shower Room

White suite comprising, walk in, wall mounted overhead power shower, glass shower screen, vanity unit with mixer tap and storage, low flush w/c, tiled floor, wall mounted feature mirror, extractor fan, built in storage with gas fired boiler.

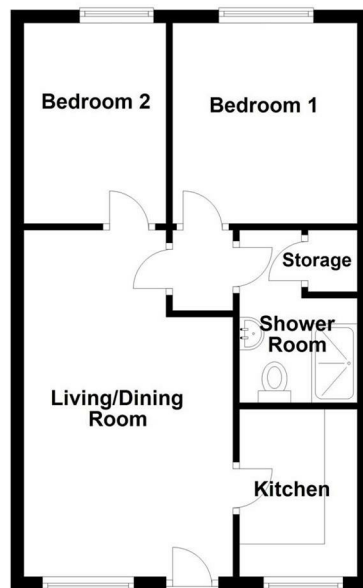
Outside

Area in patio, storage cupboard, communal parking to the front of the property, outside tap and light.





Ground Floor



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

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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