



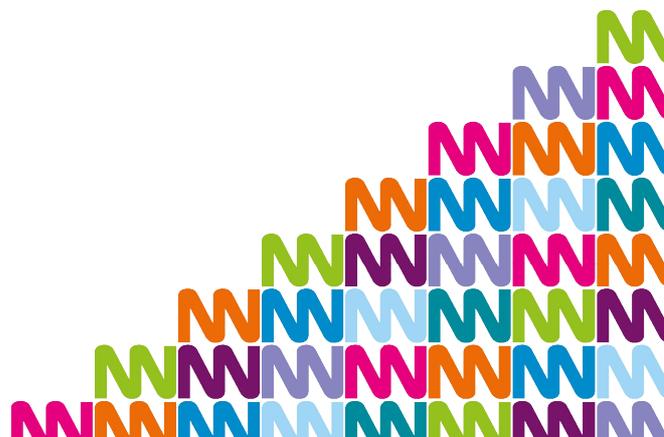
2 Meadowfields Close

Downpatrick
BT30 6GZ

Offers In The
Region Of £79,950

- Ground Floor Apartment
- One Bedroom
- Modern Fitted Kitchen
- Open Plan Living Room
- Bathroom
- Oil Fired Central Heating
- Chain Free Sale
- Ideal Investment or Starter Property
- Expected Rental Income circa £600 PCM
- Prompt Viewing Encouraged

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This excellent ground floor apartment is situated in a small complex within Meadowlands development, convenient to all local amenities.

Well presented throughout, the accommodation comprises large open plan sitting/dining/kitchen, double bedroom and bathroom with the benefits of oil fired central heating and PVC double glazing.

Boasting communal garden areas and ample parking this makes a great first time buy, downsizer or investment and early viewing is recommended.

Annual Ground Rent c.£150.00
Annual Service Charge c.£504.00
Annual Rates £457

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP

028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS

028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN

028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



2 Meadowfields Close, Downpatrick

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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