

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 4 EXCHANGE COURT, POUND  
STREET, NEWTOWNARDS, BT23**

**OFFERS AROUND £109,950**



Positioned in the heart of Newtownards town centre, this superb two-bedroom first floor apartment presents an outstanding investment opportunity, offered with a tenant already in situ for immediate rental income.

Convenience is key, with an excellent selection of shops, cafés, schools and public transport links all within walking distance, while main arterial routes are easily accessible for those commuting to surrounding towns and cities.

Internally, the property is well presented throughout and offers bright, modern accommodation. A welcoming entrance hall leads to a spacious open plan living and dining area, seamlessly flowing into a contemporary fitted kitchen complete with integrated appliances and tiled flooring, ideal for modern living.

The apartment further benefits from two generous double bedrooms and a well-appointed family bathroom. Gas fired central heating and low-maintenance finishes enhance both comfort and efficiency, making this a hassle-free addition to any portfolio.

Early viewing is highly recommended to fully appreciate all this excellent property has to offer.



## Key Features

- Strong investment opportunity with tenant in situ
- Bright and spacious two bedroom first floor apartment
- Large living and dining area, open plan to the kitchen
- Modern fitted kitchen with space for appliances
- Two double bedrooms and white bathroom suite
- Gas fired heating and uPVC double glazed windows
- Close to many local amenities and main arterial routes
- Prime town centre location in Newtownards



## Accommodation

### Comprises:

#### Hall

Built in storage.

#### Living/Dining Room

11'11 x 21'08

Patio doors to Juliette balcony.

#### Kitchen

7'11 x 6'5

Modern range of high and low level units, laminate work surfaces, single drainer 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, tiled floor.

#### Bedroom 1

9'08 x 11'01

Double room.

#### Bedroom 2

11'10 x 7'11

Double room.

## Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, shower screen, low flush wc, recessed spotlights, pedestal wash hand basin with mixer tap and tiled splashback, extractor fan, vinyl floor, part tiled walls.

## Outside

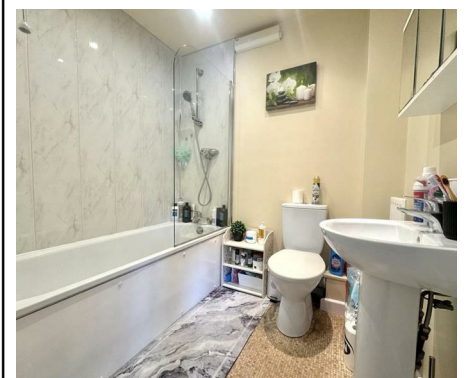
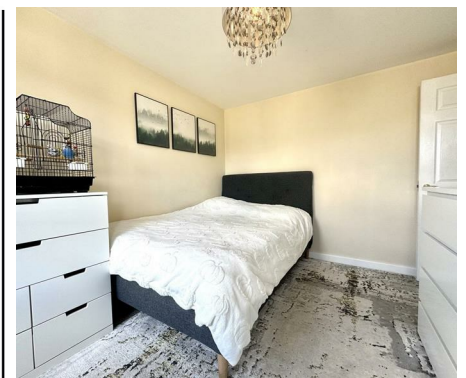
Communal staircase and one designated parking spot.

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.

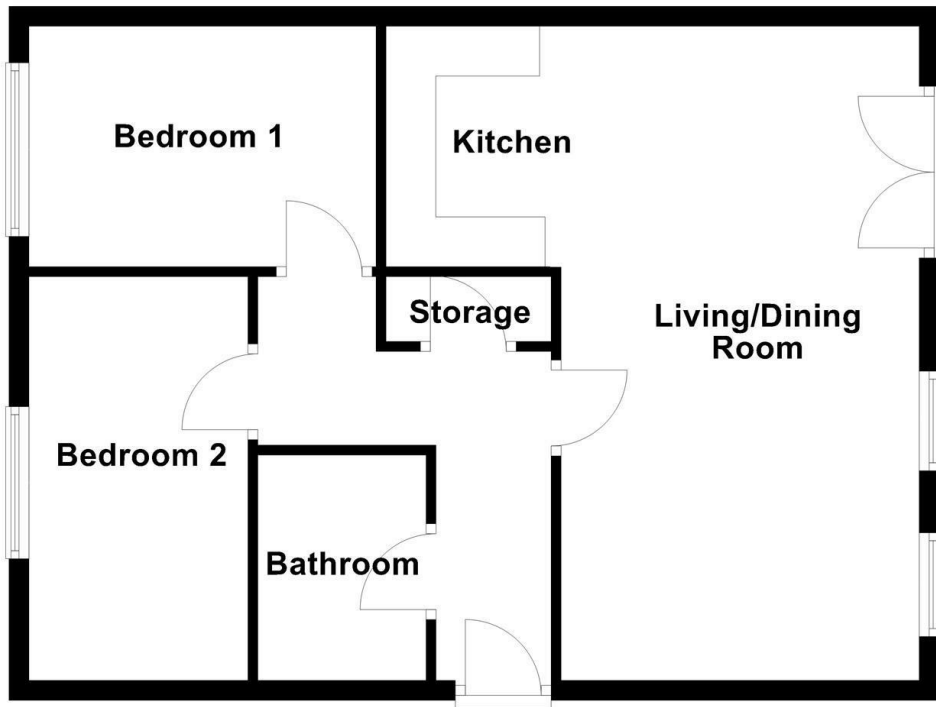
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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)



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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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