

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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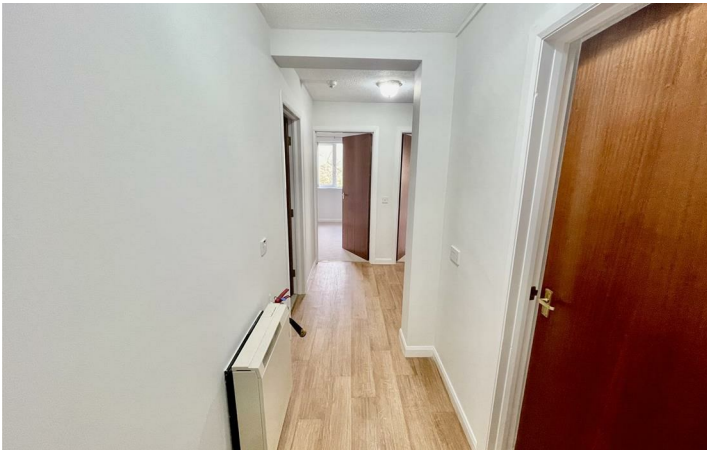
NETWORK STRENGTH - LOCAL KNOWLEDGE



**FLAT 16,14 MOUNT ROYAL,  
DONAGHADEE, BT21 0QY**

**OFFERS AROUND £119,950**





Located in the popular Mount Royal in Donaghadee, this well maintained apartment for over 55's offers secure living with intercom entry, lift access to the apartment and benefits from several communal areas, landscaped gardens and communal parking. A fantastic apartment in a great location close to all local amenities.

This first-floor apartment offers a blend of comfort and convenience. Boasting a bright reception room, two double bedrooms, a well appointed kitchen and bathroom with walk in shower.

Within walking distance to Donaghadee offering a fantastic range of shops, coffee shops and restaurants with beautiful coastal walks to enjoy as well.

We recommend viewing this home at your earliest convenience to avoid disappointment.



## Key Features

- First Floor Apartment With Lift Access In The Popular Mount Royal Building
- Large Living Room With Space For Dining Area
- Good Sized Kitchen With High And Low Level Units
- Economy 7 Heating
- Variety Of Communal Areas And Landscaped Gardens With Sunroom
- Within Walking Distance To Donaghadee Town Centre And All Local Amenities
- Early Viewing Is Highly Recommended For This Lovely Home
- Over 55's only



## Accommodation

### Comprises:

#### Hall

Built in storage.

#### Living Room

10'5" x 19'9"

Dual aspect views.

#### Kitchen

6'5" x 8'5"

Range of high and low level units, laminated work surfaces, single stainless steel sink with mixer tap, integrated oven, two ring electric hob with stainless steel extractor fan and hood, plumbed for washing machine, larder cupboard.

#### Bedroom 1

8'4" x 19'0"

Double bedroom, hot press & built in storage.

#### Bedroom 2

8'5" x 10'4"

Double bedroom, built in storage.

## Bathroom

White suite comprising walk in shower enclosure with wall mounted overhead shower and sliding doors, vanity unit with mixer tap and storage, low flush wc, panelled walls, panelled ceiling, extractor fan, vinyl floor.

## Outside

Residents' and visitor parking, communal well maintained gardens laid in lawns with flowerbeds in plants and shrubs, multiple seating areas and summer house.

## Amenities

Communal room for events, communal living space with seating areas, library, lift access and laundry facilities.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>84</b>               | <b>85</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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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 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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