



INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

**Ground Floor Apartment,
6 San Jose,
Newry,
BT35 8XG**



Offers Over £150,000

6 San Jose, Newry, Down, BT35 8XG

Overs over £150,000

We are delighted to offer this exceptionally well presented and maintained Two Bedroomed Ground Floor Apartment situated fronting the Dublin Road in Newry City Centre - only minutes from the Dublin/Belfast A1/N1 and within walking distance of the City Centre Shopping Precincts and Restaurants.

Internally the accommodation comprises of an Entrance Hall with carpet flooring, Open Plan Lounge/Kitchen/Dining Area, the Lounge has carpet flooring with faux fireplace and laminate flooring. The modern Kitchen has a wide range of upper and lower level units with integrated appliances included.

There are two generous sized Bedrooms both of which have carpet flooring (One of the bedrooms has an Ensuite Shower Room). There is also a Family Bathroom which is fully tiled and has a three-piece suite.

The property further benefits from gas fired central heating and double-glazed windows throughout. Externally there is allocated car parking space and the communal areas are carefully maintained.

Management Fee: £1100 per annum Viewing is highly recommended!





Accommodation

Entrance Hall

Carpet flooring. Ceiling coving. Storage cupboard.

Kitchen

9' 6" x 8' 6" (2.9m x 2.6m)

Middle Elevation. Range of upper and lower level units. Single drainer stainless steel sink and mixer tap. 4 ring electric hob and oven. Integrated dishwasher and washer drier. Integrated fridge. Recessed lighting. Tiled floor. Partial wall tiling. Open Plan to Lounge/Dining Area.

Lounge/Diner

14' 1" x 20' 0" (4.3m x 6.1m)

Front & Side Elevation. Laminate flooring. T.V point. Ceiling coving. Faux electric fire. Double doors to side and front.

Bedroom 1

12' 6" x 10' 6" (3.8m x 3.2m)

Front Elevation. Carpet flooring. Telephone point.

Bedroom 2

12' 2" x 10' 2" (3.7m x 3.1m)

Front Elevation. Carpet flooring. T.V point.

Ensuite

7' 7" x 2' 7" (2.3m x 0.8m)

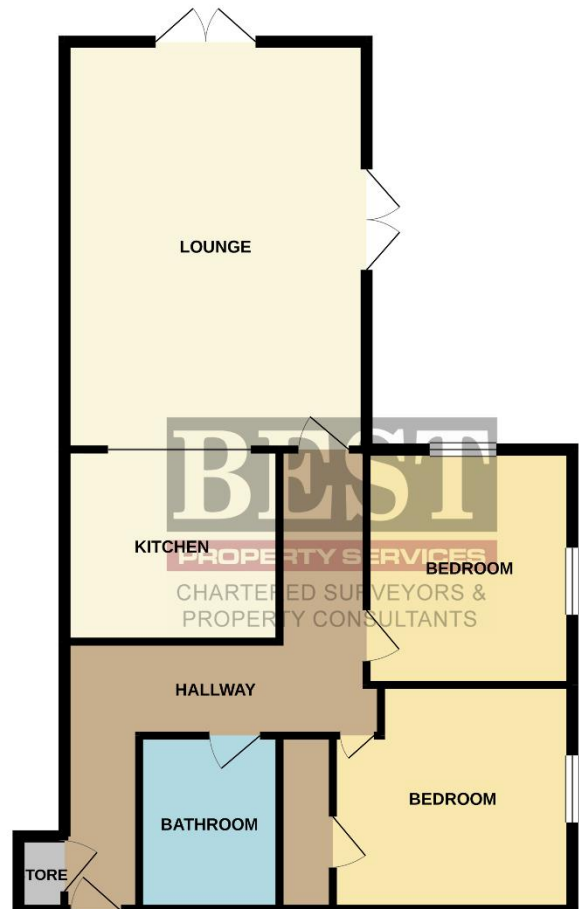
Middle Elevation. White suite consisting of w.c., wash hand basin and separate fully tiled shower cubicle. Tiled floor. Partial wall tiling. Recessed lighting.

Family Bathroom

8' 6" x 6' 11" (2.6m x 2.1m)

Middle Elevation. White suite consisting of w.c., wash hand basin and bath. Separate fully tiled shower cubicle. Full wall and floor tiling. Recessed lighting.

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday	09:00 – 17:30
Tuesday	09:00 – 19:30
Friday	09:00 – 17:00
Saturday	09:00 – 12 noon

Rates

£1329.29

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

REQUEST A VALUATION

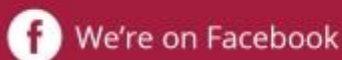
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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