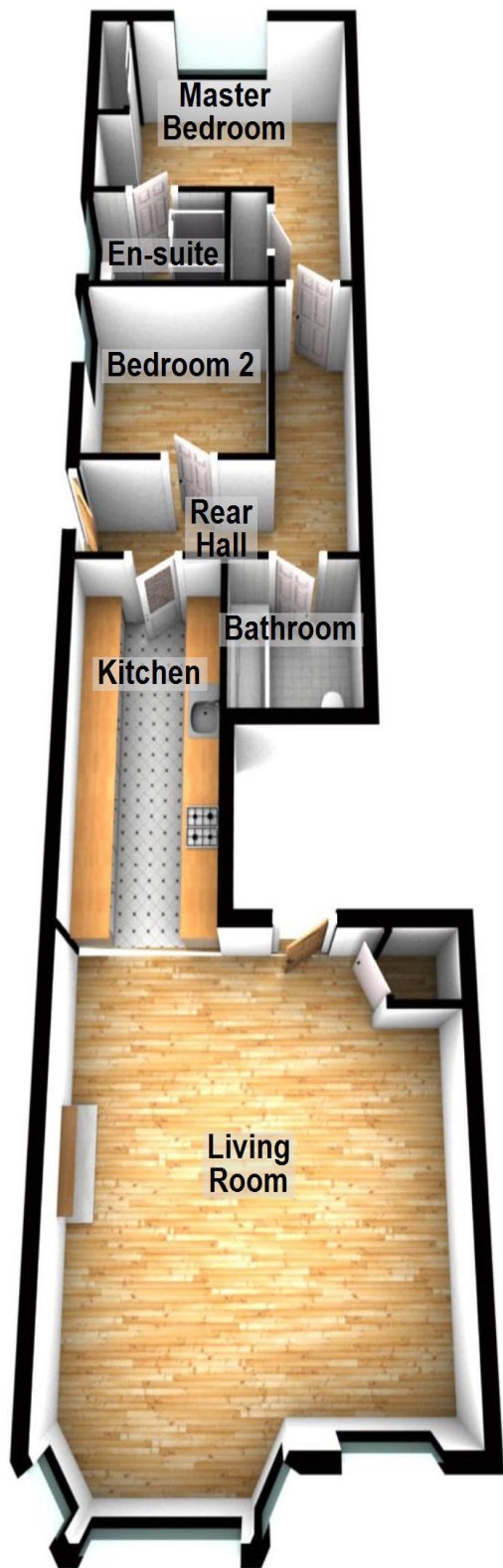


Independent

PROPERTY ESTATES



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR
SALE

Apartment 3, 53 Queens Gate, Bangor

Offers Over - £179,950

- Second Floor Luxury Apartment
- Stunning Views over Marina
- Two Bedrooms
- Principal Bedroom Ensuite Shower
- One Reception, Open plan to:
- Luxury Kitchen with Appliances
- Deluxe Bathroom Suite
- Gas Fired Central Heating
- Underfloor Heating
- Elevator Facilities
- Gated Residents Parking
- Town Centre Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are delighted to introduce to the Sales Market Number 53-3 Queens Gate, Queens Parade, Bangor

Queen's Gate is an exceptional development of 12 two Bedroom Apartments offering high specification accommodation with a traditional façade. Each Apartment benefits from magnificent views over Bangor Marina, Pickie Pool and Belfast Lough.

Enjoying an ideal location on Queens Parade, the development offers the advantage of being in close proximity to Bangor Town Centre whilst also removed from the hustle of this thriving Town Centre.

Bangor Town Centre benefits from a wealth of shops, restaurants, cafes and leisure amenities, all of which are a short stroll away. Bangor Marina is right on your doorstep and you can enjoy a fun filled day at Pickie Family Fun Park or a relaxing stroll along the promenade and coastal path. There is an abundance of golf courses around Bangor to appeal to even the most dedicated aficionado.

The Development consists of a mixture of two Bedroom Apartments, all with secure underground parking. The Apartments benefit from a communal terrace, landscaped to a high standard and provides panoramic views of Bangor Marina and beyond.

The finish is to a luxurious full turnkey specification including a fully fitted Kitchen with range of appliances, carpeted and tiled floors throughout, allowing the opportunity to live in style with minimal effort.

This is a unique opportunity to live in a stylish Apartment within the heart of Bangor and will suit a broad spectrum from those downsizing to the young professionals.

Comprises

Living Room / Lounge (16' 5" x 15' 11")
Bright and spacious front aspect Reception Room with stunning views over Bangor Marina, Belfast Lough, to Scotland and beyond. Complete with access to built-in Storage, Tiled Flooring, a wall mounted Gas Fire and recessed Spotlights. Open to:

Kitchen (13' 9" x 7' 3")
Luxury Fitted Kitchen with an excellent range of high- and low-level units with complimentary Quartz Worktops and Upstands, a Sink Unit, an integrated four ring Neff Hob with Extractor Hood over and an integrated Dishwasher, Washing Machine and Fridge Freezer. Complete with Tiled Flooring, part Tiled Walls and Recessed Spotlights.

Rear Hallway
Access to rear Lift Area and Fire Escape Area. Complete with Tiled Flooring and recessed Spotlights.

Principal Bedroom (14' 0" x 11' 8")
Rear aspect Double Bedroom with a fitted Wardrobe, recessed Spotlights and access to:

Bedroom Two (8' 5" x 7' 10")
Rear aspect Bedroom..

Bathroom (9' 11" x 9' 10")
Deluxe Bathroom Suite comprising a Bath with a Mains Shower over, a Pedestal Wash Hand Basin and a Low Flush W.C. Complete with Tiled Flooring, part Tiled walls, recessed Spotlights, a Chrome Heated Rowel Rail and an Extractor Fan.

