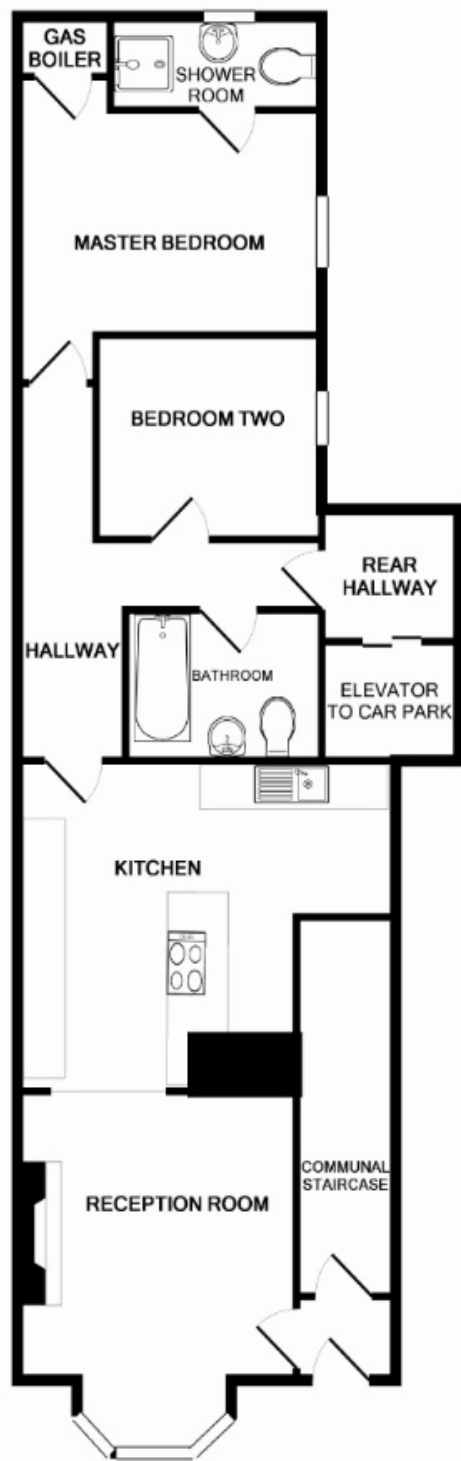




Queens Gate - Ground Floor

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.
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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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FOR
SALE

Apartment 1, 52 Queens Gate, Bangor

Offers Over - £189,950

- Ground 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	76 C	76 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 52-1 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 being removed from the hustle of this thriving City Centre.

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.

Comprises



Living Room / Lounge (12' 05" x 11' 08")

Bright and spacious front aspect Reception Room with stunning views over Bangor Marina, Belfast Lough, to Scotland and beyond. Complete with Tiled Flooring, a wall mounted Gas Fire and recessed Spotlights. Open to:

Kitchen (13' 08" x 7' 05")

Luxury Fitted Kitchen with an excellent range of high- and low-level units with complimentary Worktops and upstands, a Breakfast Bar Area, an integrated four ring Hob with Extractor Hood over, an integrated eye-level Oven and Microwave and a Fridge Freezer. Complete with Tiled Flooring, part Tiled Walls and Recessed Spotlights.

Utility Area (7' 05" x 6' 02")

Luxury Fitted Utility Area with a range of low-level units with complimentary Worktops and upstands, a Stainless Steel Sink Unit, an integrated Dishwasher and Washing Machine. Complete with Tiled Flooring and Recessed Spotlights.

Rear Hallway (15' 04" x 3' 09")

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



Master Bedroom (12' 08" x 12' 01")

Rear aspect Double Bedroom with recessed Spotlights and access to:

Ensuite Shower Room (9' 02" x 3')

Three-piece Suite comprising a Walk-in Shower Cubicle with a Mains Shower over, a Pedestal Wash Hand Basin and a Push Button W.C. Complete with Tiled Flooring and part Tiled Walls, recessed Spotlights and an Extractor Fan.

Bedroom Two (9' 02" x 7' 09")

Rear aspect Bedroom.

Bathroom Suite (8' 05" x 6' 02")

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 Towel Rail and an Extractor Fan.