

1A FIFTH AVENUE, BAYLANDS, BANGOR, BT20 5JS



Offers Around £375,000



SALES / RENTALS / SURVEYS

1A Fifth Avenue, Baylands, Bangor, BT20 5JS

- Exclusive Over 50s Living A charming ground-floor apartment in a highly sought-after Bangor location.
- Spacious & Welcoming Interior Bright entrance hallway leading to a generous living room.
- Open-Plan Kitchen & Dining A stylish and practical space for cooking and socialising.
- Two Well-Proportioned Bedrooms Includes a master with a private en-suite shower room.
- Private Outdoor Space Enjoy your own patio area and access to beautifully maintained communal gardens.

COMMUNAL ENTRANCE HALLWAY

Glazed entrance door, Lift access to upper floors

ENTRANCE HALL

Storage cupboard off

LOUNGE

17' 3" x 15' 11" (5.27m x 4.86m) Bay window, cornicing, glazed door to gardens.

KITCHEN DINING AREA

16' 4" x 10' 6" (4.97m x 3.19m) Range of high and low level cupboards, integrated oven and hob, stainless steel extractor fan, one and a half bowl stainless steel jawbox sink, recessed lighting.

- Modern Comforts Double glazing throughout and efficient underfloor gas heating.
- Prime Location Close to Ballyholme Village, Bangor City Centre, and Ballyholme Beach for shops, cafés, and scenic coastal walks.
- Chain-Free Sale No onward chain for a smooth and hassle-free purchase.
- Secure Parking Dedicated parking area providing safety and convenience.







BEDROOM (1)

12' 1" x 11' 9" (3.68m x 3.57m) Cornicing

ENSUITE SHOWER ROOM

lighting, extractor fan.





BEDROOM (2) 15' 3" x 11' 5" (4.65m x 3.47m) Cornicing



BATHROOM

Panelled bath with chrome mixer taps, push button wc, semi-pedestal wash hand basin, recessed lighting.

wash hand basin, chrome towel rail, recessed

OUTSIDE

Communal gardens to front and side in lawn, patio area.





VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £125,000

MANAGEMENT FEE:

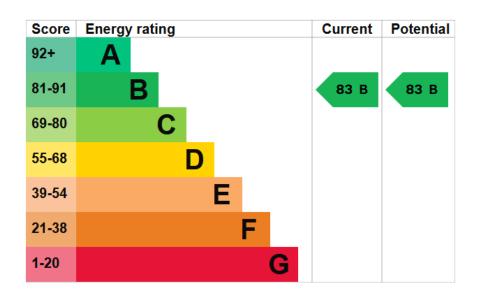
We have been advised there is a management fee of £125 per month.

DIRECTIONS

Leaving Bangor via the Donaghadee Road, take left unto Ward Avenue, and the proeprty is along on the right hand side.

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.





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