


144 Castle Street, Bangor, County Down, BT20 4SY

Asking Price: £199,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £199,950

EPC Rating: B

Description

A spacious first-floor apartment situated in the heart of Bangor with south west facing balcony to the rear. Internally the property offers bright and spacious accommodation in the form of one plus reception and two well-proportioned bedrooms with an en-suite shower room to the master bedroom. The property is further enhanced with a fully integrated kitchen, Phoenix gas underfloor heating, and a basement garage. Within easy walking distance of Main Street shopping, Castle Park, and surrounding amenities an early inspection is highly recommended.

Comunal Entrance

Access via lift or stairs to the first floor.

Entrance Hall

Laminate wooden floor, recessed spotlights, intercom, cupboard housing gas boiler.

Lounge

16'5" x 10'1" (5m x 3.07m)

Laminate wooden floor, hardwood double glazed door to balcony.

Balcony

Decked area overlooking communal gardens.

Kitchen / Dining

16'5" x 10'6" (5m x 3.2m)

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low-level solid wood units with marble work surfaces, concealed lighting, built-in stainless steel double oven, and 4 ring ceramic hob, stainless steel chimney extractor fan, integrated dishwasher, integrated fridge freezer, ceramic tiled floor, part tiled walls. Open plan to casual dining/living area with aspect over Castle Street. Built-in cupboard plumbed for washing machine.

Bedroom 1

18'5" (5.61) x 14' (4.27) AT WIDEST

Double built-in robe mirrored sliding robes.

Ensuite shower room

White suite comprising: Fully tiled built-in shower cubicle with thermostatically controlled shower, vanity unit, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights, heated towel rail.

Bedroom 2

10'8" x 9'9" (3.25m x 2.97m)

Double built-in robe with mirrored sliding doors.

Bathroom

12'5" x 6'7" (3.78m x 2m)

White suite comprising: Panelled bath with mixer taps and thermostatically controlled shower unit, vanity unit, bidet, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights and heated towel rail.

Outside

Communal gardens and visitors parking.

Basement Car Parking

1 allocated car parking space accessed via remote control to secure parking. There is lift access from the basement to all floors.

Management Costs

£390 per Quarter to include upkeep of common areas, lift maintenance, exterior window cleaning, etc..

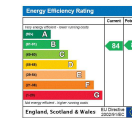
NB

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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 87.1 sq.m. (937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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