

25 Grange Road, Bangor, County Down, BT20 3QQ

Asking Price: £135,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: C

Description

This beautifully presented two-bedroom ground floor apartment offers comfortable and contemporary living in a highly convenient location. The property boasts a spacious lounge and dining area, perfect for relaxing or entertaining guests, along with a modern fitted kitchen and a stylish shower room complete with a white suite.

Additional benefits include double glazing and efficient gas-fired central heating, ensuring year-round comfort. Externally, the apartment enjoys communal gardens and lawns, plus the added convenience of an allocated car parking space to the rear.

Ideally positioned within close proximity to Bangor centre, Bangor West Train Halt, and scenic coastal walks, this property is perfect for first-time buyers, downsizers, or investors seeking a well-located, low-maintenance home.

Communal Entrance

Access to the gardens at the rear.

Reception Hall

Hardwood front door, built in cloaks cupboard.

Lounge / Dining

25'7" x 12'1" (7.8m x 3.68m)
Intercom.

Kitchen

10'8" x 8'9" (3.25m x 2.67m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low

level units with laminated work surfaces, cooker space, stainless steel chimney extractor fan, plumbed for washing machine, part tiled walls.

Bedroom 1

11'11" x 10'7" (3.63m x 3.23m)
Range of built in robes.

Bedroom 2

10'7" x 7'3" (3.23m x 2.2m)
Laminate wooden floor, double built in robe.

Shower Room

8' x 8'6" (2.44m x 2.6m)
Luxury white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower, vanity unit with mixer taps, concealed cistern dual flush WC, part tiled walls, Airing cupboard with Gas fired boiler.

Outside

1 Allocated car parking space to the rear of the property.

Gardens

Communal gardens in lawns

Management

Managed by the Dunlop group with an annual charge of £1040.

NB

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 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

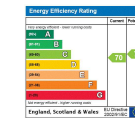
All Measurements are Approximate.

Laser Tape Clause

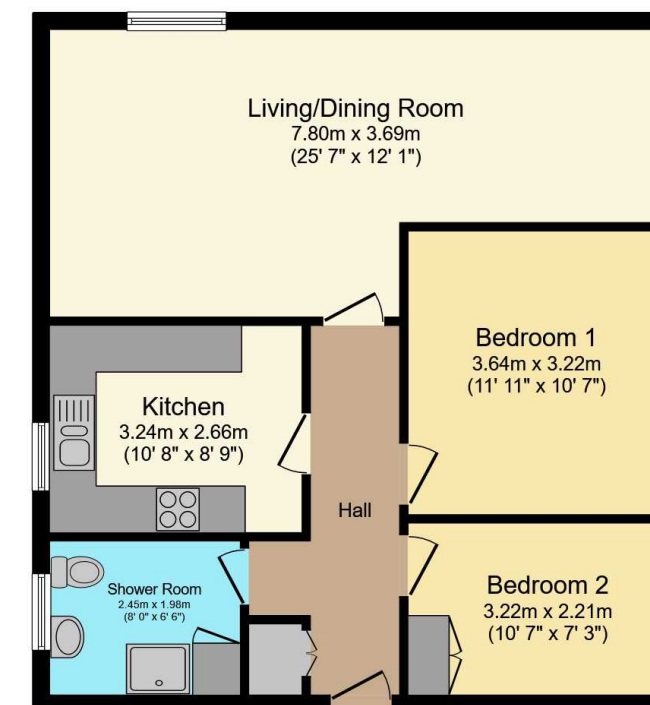
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 66.5 sq.m. (716 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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