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PROPERTY ESTATES



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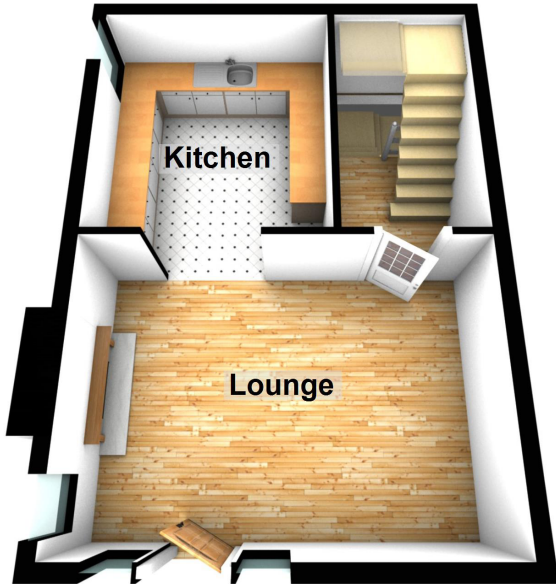
PROPERTY ESTATES



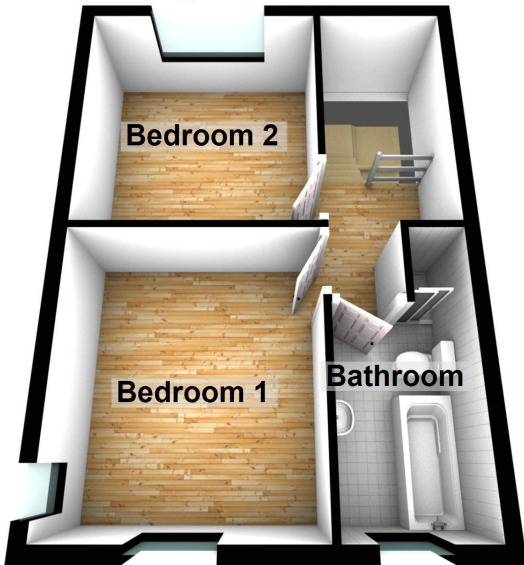
Ground Floor  
Approx. 98.6 sq. feet



First Floor  
Approx. 390.0 sq. feet



Second Floor  
Approx. 382.2 sq. feet



Total area: approx. 870.8 sq. feet



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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52 Holborn Avenue, Bangor Offers Over £149,950

- First & Second Floor Apartment
- Modernised & Retains Features
- Private Ground Floor Entrance
- First Floor Lounge to Kitchen
- Lounge Views towards Harbour
- Two Second Floor Bedrooms
- Each Bedroom Holds Double Bed
- 2nd Floor Modern Bathroom
- Gas Fired Central Heating
- PVC Double Glazing
- City Centre Location
- Previously Popular Air B&B:
- 'Holborn Hideaway':
- Previously NI Tourism Certified

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    | 66 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Located in the heart of Bangor City Centre, within close proximity to a host of popular restaurants, Bangor Marina and the picturesque North Down Coastal Path.

This deceptively spacious Apartment offers accommodation on the First and Second Floors with a private entrance on the Ground Floor.

Tastefully modernised, whilst retaining original features such as ceiling roses and exposed beams, this duplex Apartment is simply ready to move in to and enjoy.

From the Ground Floor Entrance Hall, a stairway takes you to the First Floor which comprises a Lounge – with a feature 'Juliet Balcony' – enjoying views towards Bangor Marina and leads through to the fitted Kitchen.

The Second Floor of the Property comprises of two well-proportioned Bedrooms, with each comfortably able to hold a double bed. The Principal Bedroom also enjoys views towards Bangor Marina. Completing the Second Floor is a modern four-piece Bathroom Suite.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing.

This Property was also run as a successful and popular Air B&B known as 'Holborn Hideaway' receiving great reviews for it's quaint and cosy accommodation. 'Holborn Hideaway' was also a Northern Ireland Tourism Certified Establishment.

## Ground Floor

### Entrance Porch

Solid Wooden Door leading into Enclosed Entrance Porch complete with original tiled flooring. PVC double glazed door leading into the Entrance Hall.

### Entrance Hall

Retaining original features such as cornicing and ceiling rose. Complete with Laminate Wooden Flooring.

## First Floor

### Lounge (16' 9" x 12' 0")

Front aspect Reception Room enjoying views towards Bangor Marina enhanced with a 'Juliet Balcony'. Complete with Laminate Wooden Flooring and retaining original Ceiling Rose. Open doorway to:

### Kitchen (10' 9" x 10' 4")

Fitted Kitchen with an excellent range of high and low level units with complimentary Worktops. Complete with Laminate Wooden Flooring.

## Second Floor

### Bedroom One (12' 1" x 10' 7")

Front aspect double Bedroom with feature exposed ceiling beam and views towards Bangor Marina.

### Bedroom Two (10' 9" x 10' 4")

Rear aspect double Bedroom. Access to Roof Space.

### Bathroom (12' 0" x 5' 8") at widest point

Modern Bathroom with a white four-piece suite comprising a Panel Bath, a Push Button W.C., a Pedestal Wash Hand Basing and a Shower Cubicle with Electric Shower Unit. Complete with PVC Panel Walls.

