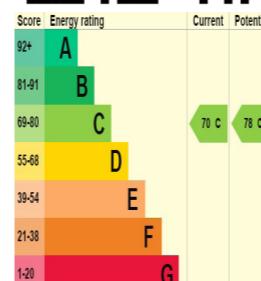


These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems.



FOR  
SALE



**20 Ballyholme Court, Bangor**  
**Offers Over £119,950**

- First Floor Apartment
- Prestigious Ballyholme Location
- Accommodation for the Over 55s
- Chain Free, Two Bedrooms
- Spacious Lounge / Living Room

- Fitted Kitchen
- Three-piece Shower Room Suite
- Economy 7 Heating System
- Intercom Access System
- Resident's Parking & Communal Gardens

Independent Property Estates are delighted to offer to the Sales Market Number 20 Ballyholme Court, Bangor.

Located in the heart of the highly sought-after Ballyholme Area, this popular complex for the over 55s is within close proximity to the Ballyholme village with its range of coffee shops, convenience stores, chemist & amenities. The popular Ballyholme Beach is also close by.

The Complex of Ballyholme Court offers a range of onsite facilities for Resident use including a Laundry Room, a Resident's Lounge & Kitchen as well as access to attractive Communal Gardens. The complex has a part time onsite manager and resident & visitor car parking is provided.

Internally, Number 20 offers spacious & well laid out accommodation with two double Bedrooms, a spacious Lounge / Dining Room, a fitted Kitchen and a three-piece Shower Room Suite.

## Comprising

### Entrance Hall (12' 01" x 9' 00")

Accessed from the Communal Hallway, the Entrance Hall provides access to two built-in storage Cupboards.

### Lounge / Dining (19' 10" x 10' 06")

Spacious dual aspect Reception Room with uPVC and double-Glazed Double Doors providing access to the Juliet Balcony. Through to:

### Kitchen (10' 11" x 8' 09")

Fitted Kitchen with a range of high- and low-level Units with complimentary Roller Edge Worktops, space for a Hob / Oven / Cooker and space for a Fridge / Freezer. Complete with part Tiled Walls.

### Bedroom One (11' 11" x 10' 05")

Rear aspect double Bedroom.

### Bedroom Two (9' 00" x 8' 06")

Front aspect double Bedroom.

### Shower Room (6' 04" x 5' 06")

Three-piece Suite comprising a Shower Cubicle with an Electric Shower, a Low Flush W.C. and a Wash Hand Basin with Storage under. Complete with part Tiled Walls and recessed Spotlights.

