



Apt 50 Cotton Hall | Bangor | BT20 3FA

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Apt 50 Cotton Hall

Recently built ground floor apartment in an exclusive gated development
Bright and spacious apartment in immaculate condition throughout
Welcoming entrance hall
Large living room with dining space open plan to a modern fully fitted kitchen
Two well-proportioned double bedrooms
Contemporary shower room with white three piece suite
Gas fired central heating & double glazed throughout
Allocated parking
Excellent location within walking distance of local amenities
No onward chain

Offers Around: £130,000



Fantastic modern apartment!

This impressive ground floor apartment sits within a popular and gated development in Faulkner Road and offers fantastic accommodation close to local amenities with easy access to commuter routes. Constructed only a few years ago, the high quality finish and great location make this property outstanding value for money and an ideal choice for those thinking of getting on the property ladder, or for those looking to downsize and enjoy a comfortable lifestyle without compromising on facilities.

The apartment comprises a spacious entrance hall, a bright living room with dining space open plan to a modern kitchen with range of units, two well-proportioned bedrooms and a contemporary shower room with three piece white suite. The master bedroom boasts a large walk-in wardrobe that could easily be converted to an en-suite shower room.

Cotton Hall is a popular and exclusive gated development off the Clandeboye Road in Bangor and is very conveniently placed for residents commuting to Belfast. There are bus and rail links within walking distance and easy access to the road network for journeys to the city centre and beyond. This really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Communal entrance hall

Front door to...

ENTRANCE HALL: Laminate wooden flooring. Large storage cupboard.

LIVING ROOM: (5.55m x 3.91m) Laminate wooden flooring. Dining space. Open plan to...

KITCHEN: (3.03m x 2.32m) Excellent range of high and low level grey units, marble effect work surfaces, 1 ¼ bowl stainless steel sink unit with mixer tap, 4 ring gas hob, built-in under counter single oven, stainless steel extractor unit, integrated fridge/freezer, integrated washer/dryer. Part tiled wall, tiled floor.

BEDROOM (1): (4.19m x 3.44m)

WALK-IN WARDROBE: (2.31m x 1.20m)

BEDROOM (2): (3.49m x 2.94m)

SHOWER ROOM: Contemporary three piece white suite comprising large shower enclosure with fixed shower head and additional telephone shower head attachment, low flush WC and vanity unit with wash hand basin. Heated towel rail. Part tiled walls, tiled floor. Extractor fan.

OUTSIDE

Allocated parking.



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