

Independent

PROPERTY ESTATES



IPE
OPTIONS

**TO
LET**

45 Primacy Road, Bangor Rent Me For Only £750 Per Month

- End Townhouse
- Spacious Corner Site
- Three Bedrooms, Master Ensuite
- Spacious Reception Room
- Open Plan Kitchen / Dining Area
- Ground Floor W.C.
- First Floor Bathroom Suite
- Side & Rear Gardens



Independent Property Estates are honoured to receive instructions to present to the Rental Market Number 45 Primacy Road, Bangor.

This Property is close to Bloomfield Shopping Centre & Retail Park, Bangor Rugby & Cricket Club, local Primary Schools and Secondary Schools.

Accommodation comprises of a Three first Floor Bedrooms, the Master Bedroom benefitting from an ensuite Shower Room, and a Bathroom Suite.

On the ground floor there is a spacious Reception Room, a W.C. and an open plan Kitchen / Dining area with uPVC double Doors providing access to the rear.

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

Tenants Contents Insurance

Our Sister Company, **INDEPENDENT INSURANCE SERVICES** would be delighted to provide you with a quotation to protect your Contents in your new Rental Property.

We have access to the Market Leading Insurance Companies, who provide us with Exclusive Products at Market Leading Rates, thus providing you with total peace of mind.

This Exclusive facility is available to you, whether you eventually Rent a Property through **INDEPENDENT PROPERTY ESTATES** or even if you are Renting from another Letting Agent.

INDEPENDENT INSURANCE SERVICES provide a wide range of Commercial & General Insurance Services, using products from the whole of the Market Place.

For a Professional & Tailor Made Service check out our web site at :

www.independentis.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.