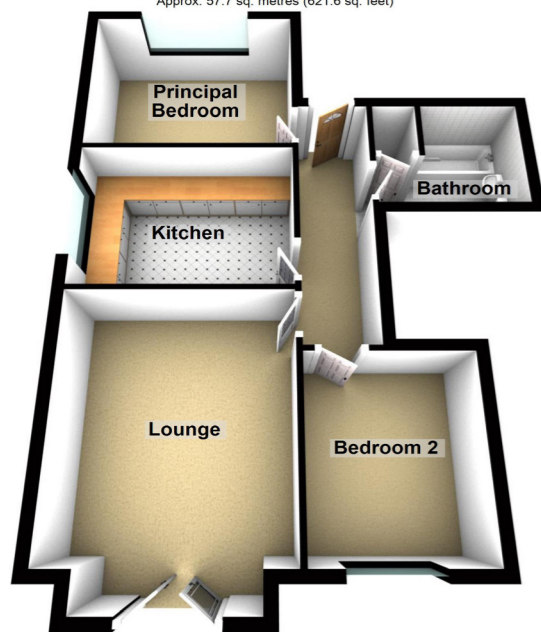


# Independent

PROPERTY ESTATES



**Ground Floor**  
Approx. 57.7 sq. metres (621.6 sq. feet)



Total area: approx. 57.7 sq. metres (621.6 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

**028 9145 0000**  
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# Independent

PROPERTY ESTATES



**FOR SALE**

## 6 Sandringham Court, Ballyholme, Bangor

**Offers Over - £139,950**

- Ground Floor Apartment
- Two Bedrooms
- Spacious Lounge with Balcony
- Fitted Kitchen
- Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazing
- Resident Car Parking
- Ballyholme Centre Location
- Close to Ballyholme Beach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are pleased to introduce to the Sales Market Number 6 Sandringham Court, Ballyholme, Bangor.

Located in the heart of Ballyholme, this Apartment is within close proximity to a host of local amenities, Public Transport Links and Ballyholme Beach.

Accommodation comprises of two well-proportioned Bedrooms, a spacious Lounge with access to a Balcony, a fitted Kitchen and a Bathroom Suite.

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

Externally, there is car parking for Residents and Visitors.



## Comprises

**Lounge (16' 1" x 11' 8") at widest point**  
Spacious front aspect Reception Room with newly fitted carpet and access to a Balcony.

**Kitchen (11' 8" x 8' 11")**  
Fitted Kitchen with a range of high- and low-level units with complimentary Worktops, a Stainless-Steel Sink Unit and is plumbed for a Washing Machine. Complete with Part Tiled Walls.

**Principal Bedroom (11' 9" x 9' 8")**  
Rear aspect double Bedroom complete with newly fitted carpet.

**Bedroom Two (10' 8" x 8' 5")**  
Front aspect Bedroom complete with newly fitted carpet.

**Bathroom (7' 10" x 6' 9") at widest point**  
White three-piece suite comprising a Panel Bath with a Mains Shower Over; a Pedestal Wash Hand Basin and a W.C. Complete with Part Tiled Walls and access to an Airing Cupboard.

