

# Independent

PROPERTY ESTATES



**TO  
LET**

## 157 Linen Crescent, Bangor

**Rent - £550 (Landlord Pays the Rates)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	77   c
55-60	D		
39-54	E		
21-38	F		
1-20	G		

- **Modern Ground Floor Apartment**
- **Well Presented Throughout**
- **One Bedroom**
- **Lounge Open Plan to:**
- **Luxury Kitchen with Appliances**
- **Modern Bathroom Suite**
- **Gas Fired Central Heating**
- **uPVC Double Glazing**
- **Resident & Visitor Parking**
- **Garden Area to Front**

**028 9 | 45 0000**  
**www.ipestates.co.uk**



Independent Property Estates are delighted to offer to the Rental Market Number 157 Linen Crescent, Bangor.

This well-presented modern Ground Floor Apartment has been finished to a high standard throughout with a contemporary style that is simply ready to move into and enjoy.

Accommodation comprises a modern fitted Kitchen (with a range of integrated appliances) open plan to the living area complete, a double Bedroom and a modern Bathroom Suite

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

Externally, to the rear of the Property there is a spacious parking area for residents.



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