



## 6 GRANGE ROAD, BANGOR, DOWN, BT20 3QQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Not energy efficient - higher energy costs	G		
		70	74

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £135,000





Nothing to do just move in !!!!!!!  
This apartment is the epitome of luxury modern day living as the property reflects a home that has kept pace with the ever changing facets of property specifications. Situated in a block of four apartments this ground floor apartment is just sublime as the inherent appeal is further enhanced by access to coastal walks and the recreational and social amenities of the immediate area. The property is perfectly priced for those considering the appeal of retirement. A viewing would be an essential consideration to fully appraise the full spectrum of appeal associated with this home, so why not do it now and start the conversion of turning dreams into reality.



## Key Features

- Ground Floor Apartment
- Well Presented Throughout
- 2 Bedrooms
- Spacious Lounge
- Phoenix Gas Heating System
- uPVC Double Glazing
- White Shower Room
- White Kitchen
- Garage
- Immediate Possession



### ACCOMMODATION

Hardwood entrance door into ....

### ENTRANCE HALL

3 Downlights. Laminated wood floor. Built-in storage cupboard with shelving.

### KITCHEN

10'6" x 7'5"  
Range of cream high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Breakfast bar. Laminated wood floor.

### BEDROOM 1

13'6" x 9'11"  
Laminated wood floor.

### BEDROOM 2

12'11" x 7'5"  
Laminated wood floor.

### LOUNGE

13'6" x 10'8"  
Laminated wood floor. TV point.

### SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail. 3 Downlights. Built-in extractor fan.

### OUTSIDE

Communal gardens.

### ATTACHED GARAGE

17'2" x 9'2"  
Up and over door, light and power.  
Management Fee : £600.00 per annum.





6, Grange Road, BANGOR, BT20 3QQ

UPS



Total Area: 55.1 m<sup>2</sup> ... 593 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?** To answer these and other mortgage related questions contact Partner Jonathan Collins on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17182965**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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