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**Apartment 1 Rockville,  
70 Princetown Road,  
BT20 3TD**

**Offers In Excess Of £425,000**

## APARTMENT 1 ROCKVILLE, 70 PRINCETOWN ROAD, BT20 3TD

- Spacious duplex apartment with stunning views over the Marina and Belfast Lough
- A prime location providing easy access to the city centre, transport links and the coastal path
- Two / three bedrooms
- Formal lounge with sea views
- Spacious kitchen / dining area
- Family bathroom and cloak room
- Private balcony and patio area
- Residents parking and private garage
- Gas fired central heating and double glazed windows
- Must be viewed to be fully appreciated

### Property Description

The fabulous duplex apartment enjoys an envious position overlooking Bangor Marina and Belfast Lough. The spacious and flexible accommodation extends to around 1500 sq. ft. and the apartment shares plenty of natural light with its high ceilings and large picture windows. The formal lounge features an open fireplace and access to a private balcony. The formal dining room could also be utilised as a third bedroom or home office. Viewers will appreciate the large open plan kitchen / dining area with high gloss units and integrated appliances. The internal staircase provides access to a lower ground floor which features a master bedroom, second bedroom and a family bathroom with additional shower. The patio and communal gardens can be accessed from the master bedroom.

Other benefits include gas fired central heating, double glazed windows and a cloak room. Outside you'll find residents parking, a private garage, communal gardens and resident's access to the coastal path.

Appealing to a variety of buyers, this is a prime location within walking distance to the city centre, transport links and the wonderful coastal path is on your doorstep. Rarely do these apartments present themselves onto the open market and we would strongly suggest an internal inspection to fully appreciate all that is on offer.







## Property Comprise s

### COMMUNAL ENTRANCE

Intercom system and mail boxes.

### ENTRANCE HALL

Stairs and stair lift access to lower ground floor; built-in cloaks cupboard; recessed spotlights.

### FORMAL LOUNGE 19' 3" into bay window x 17' 8" (5.87m x 5.38m)

Fabulous views over the Marina and Belfast Lough; feature open fireplace; access to private balcony; two double panel radiators.

### DINING ROOM / HOME OFFICE / BEDROOM 3 12' 0" x 8' 5" (3.66m x 2.57m)

Fabulous views over the Marina and Belfast Lough; double panel radiator.





**SPACIOUS KITCHEN / DINING AREA 18' 1" x 16' 6" (5.51m x 5.03m)**

Excellent range of high and low level units with drawers and complementary work surfaces; four ring ceramic electric hob and integrated double oven; integrated microwave; integrated dishwasher; integrated washing machine; integrated fridge / freezer; sink unit and side drainer; two vertical radiators; recessed spotlights.

**CLOAK ROOM**

White suite comprising of a low flush WC and pedestal wash hand basin.

**LOWER LANDING**

Under stairs storage cupboard; built-in mirrored cupboard; single panel radiator.





**MASTER BEDROOM 19' 0" into bay x 16' 1" (5.79m x 4.9m)**

Built-in wardrobe; double panel radiator; access to patio area and communal front garden.

**BEDROOM 2 12' 3" max x 12' 1" (3.73m x 3.68m)**

Built-in wardrobe; double panel radiator.

**BATHROOM**

White suite comprising corner panelled bath; corner shower cubicle with thermostatic shower; dual flush WC; vanity sink unit; heated towel rail; recessed spotlights; extractor fan.





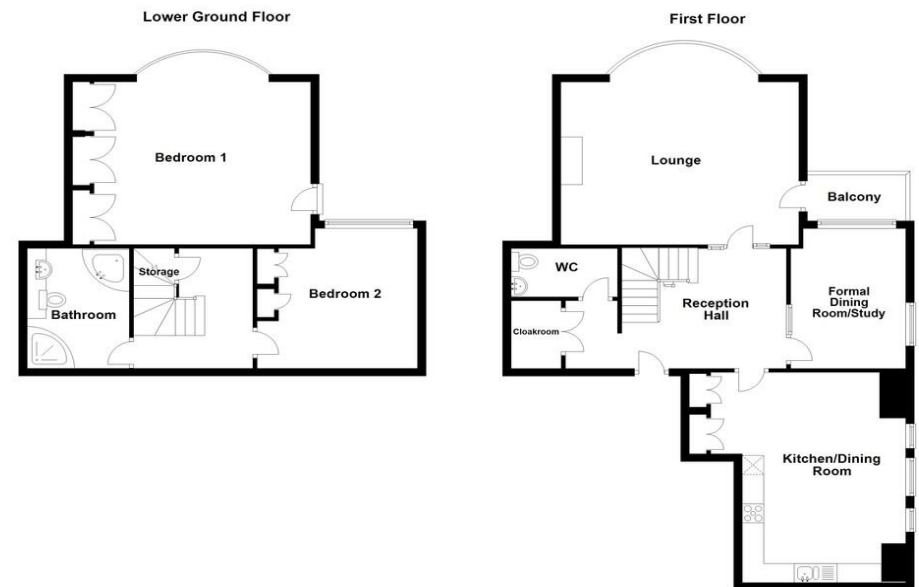






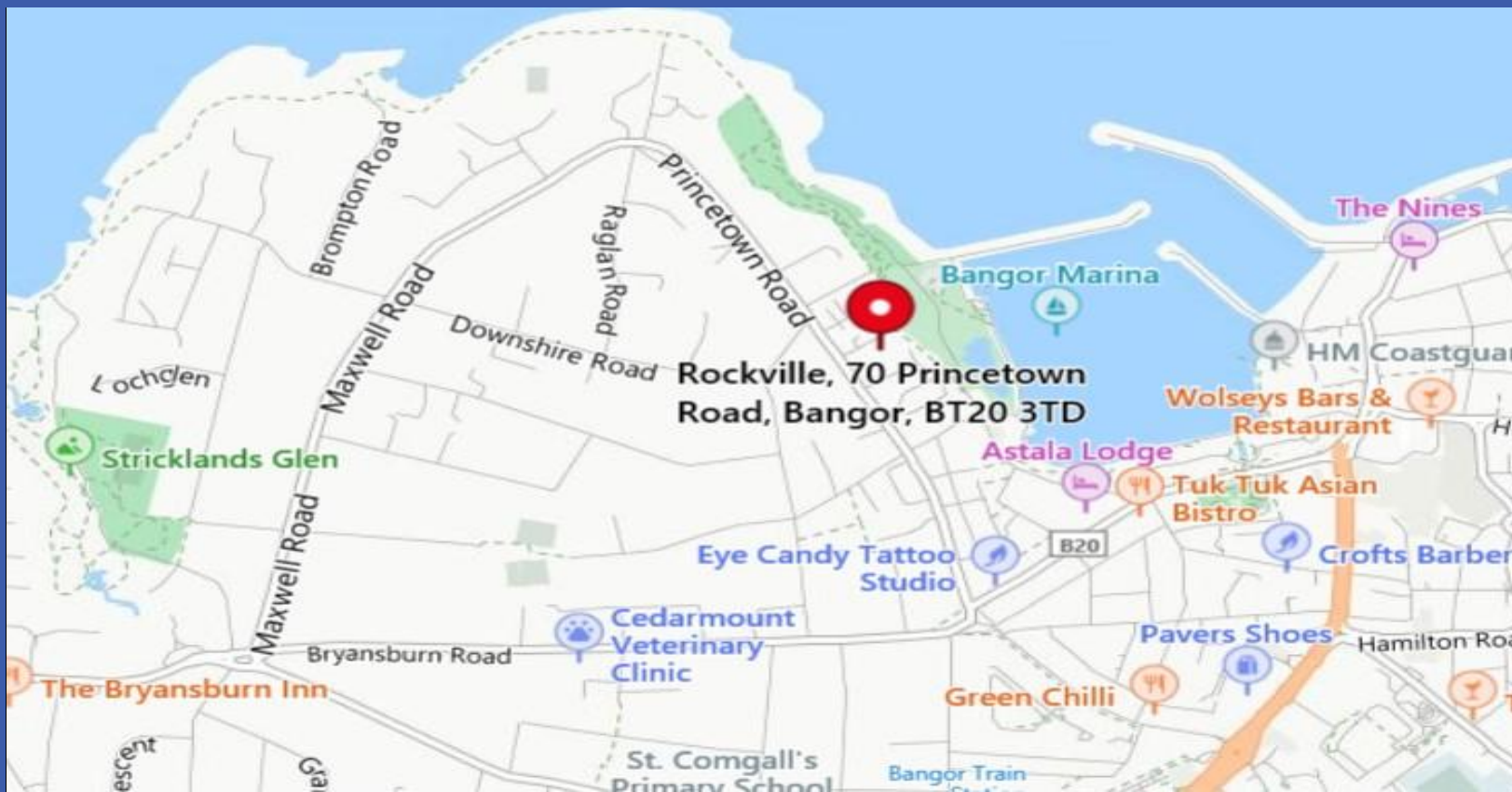
## OUTSIDE

Residents parking and private garage. Communal gardens with private access to the coastal path.



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**Apt 1, Rockville, 70 Princetown Road, Bangor**



**Directions:**

Please see Map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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