



OFFERS AROUND

**£75,000**

26 Church Street  
Bangor  
BT20 3HY



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**PINKERTONS**

Sales, Lettings and Property Management

## Introducing a prime investment opportunity: a ground floor apartment in Bangor, within walking distance of all amenities, offering comfort, convenience, and high rental yield potential.

Discover the epitome of convenience with this charming ground floor apartment in Bangor, boasting proximity to all amenities. Featuring a cosy bedroom, inviting living room, a well-appointed bathroom with a shower over bath, and a functional kitchen, this residence offers comfort and functionality. Enjoy the benefits of double

glazing and efficient gas heating, ensuring year-round comfort.

Ideal for investors seeking lucrative opportunities, this property promises excellent rental yield potential. Its prime location within walking distance of Bangor's vibrant hub ensures high demand from

tenants seeking convenience and accessibility. Whether you're looking to add to your investment portfolio or seeking a cosy abode, this apartment presents an unmissable opportunity.

Seize the chance to own a property that combines comfort, convenience, and investment potential in one desirable package.



LIVING ROOM



LIVING ROOM



KITCHEN



# PROPERTY FEATURES



KITCHEN



BEDROOM



BEDROOM

- One Bedroom  
Ground Floor  
Apartment
- Fitted Kitchen With  
Range Of High And  
Low Level Units
- uPVC Double Glazing
- Gas Fired Central  
Heating
- Enclosed Rear Yard
- Town Centre Location  
Close To All Local  
Amenities
- No Onward Chain

## THIS PROPERTY COMPRISES

### Entrance Hall

Hardwood front door, access to living room and bedroom.

### Living Room

13'3" x 9'3"

Wood laminate floor, telephone point, TV Point, storage cupboard.

### Bedroom

13'0" x 7'7"

Front view aspect.

### Rear Hallway

Access to kitchen and bathroom.

### Kitchen

13'0" (max) x 10'4" (max)

Range of high and low-level units, laminate worktop, single drainer stainless steel sink unit with mixer tap, wood effect linoleum floor, pendant light, gas boiler, door to rear yard.

### Bathroom

8'4" x 4'10"

Modern white suite comprising of pedestal wash hand basin, panelled bath with mixer taps, telephone hand shower and partially tiled walls, WC, ceramic tiled floor, extractor fan.

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold

Current Rates – Understood to be

approximately £653.40 Per Annum

### Directions

Coming out of city centre proceed along Abbey Street then turn left onto Newtownards Road. Take first turn right onto Church Street, property is located on the right hand side.




BATHROOM



EXTERNAL

### Energy Efficiency Rating

The rating for this property is:

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) <b>A</b>                          |  |   |           |
| (81-91) <b>B</b>                            |  |   |           |
| (69-80) <b>C</b>                            |  | <b>69</b>   | <b>69</b> |
| (55-68) <b>D</b>                            |  |   |           |
| (39-54) <b>E</b>                            |  |   |           |
| (21-38) <b>F</b>                            |  |   |           |
| (1-20) <b>G</b>                             |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC  |           |

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:  
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE  
7a The Square, Comber BT23 5DX

T. 028 9147 9393  
T. 028 9140 4100

info@pinkertonsni.com

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