



## 16 SUNNINGDALE COURT

Bangor BT20 4SW

- First Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Economy 7 Central Heating
- Shower Room
- Immediate Possession
- Handy Location

| 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>                            |  | 71                      | 77        |
| (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 |           |

**Offers Around £115,000**

# 16 Sunningdale Court

, Bangor, BT20 4SW



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Built-in cloaks cupboard.  
Heatstore Economy 7 storage heater.

## LOUNGE

19'2" x 11'8" (5.84m x 3.56m)  
Heatstore Economy 7 storage heater.

## KITCHEN

11'8" x 11'6" (3.56m x 3.51m)  
Range of high and low level cupboards and drawers with

roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Laminated wood floor. Dimplex Electric wall heater.

## BEDROOM 1

13'9" x 10'3" (4.19m x 3.05m'0.91m)

## BEDROOM 2

11'5" x 10'4" (3.48m x 3.15m)

## SHOWER ROOM

Comprising: Corner shower with Newteam shower over.

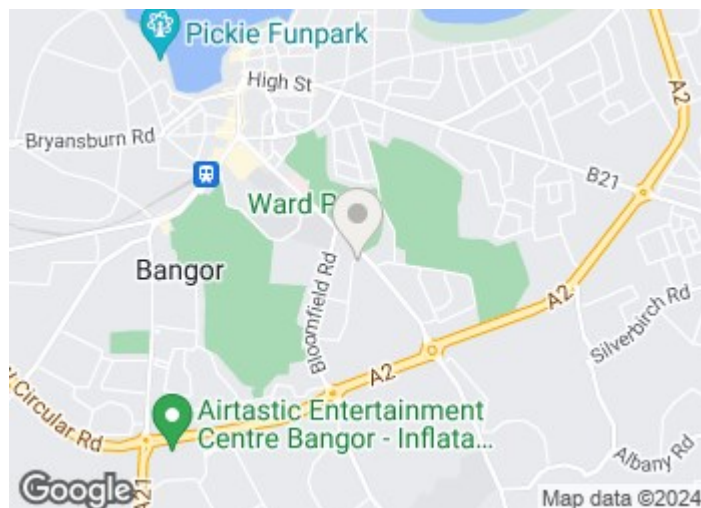
Pedestal wash hand basin. W.C. Tiled walls. Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## OUTSIDE

Communal gardens.

## MANAGEMENT FEE

Management Fee £660.00 per annum.



## Directions



# Floor Plan

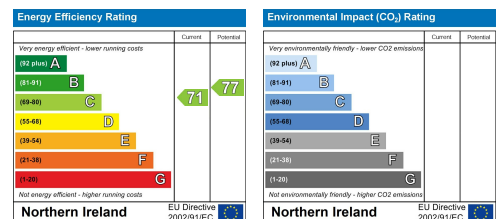
16 Sunningdale Court, BANGOR, BT20 4SW



Total Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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