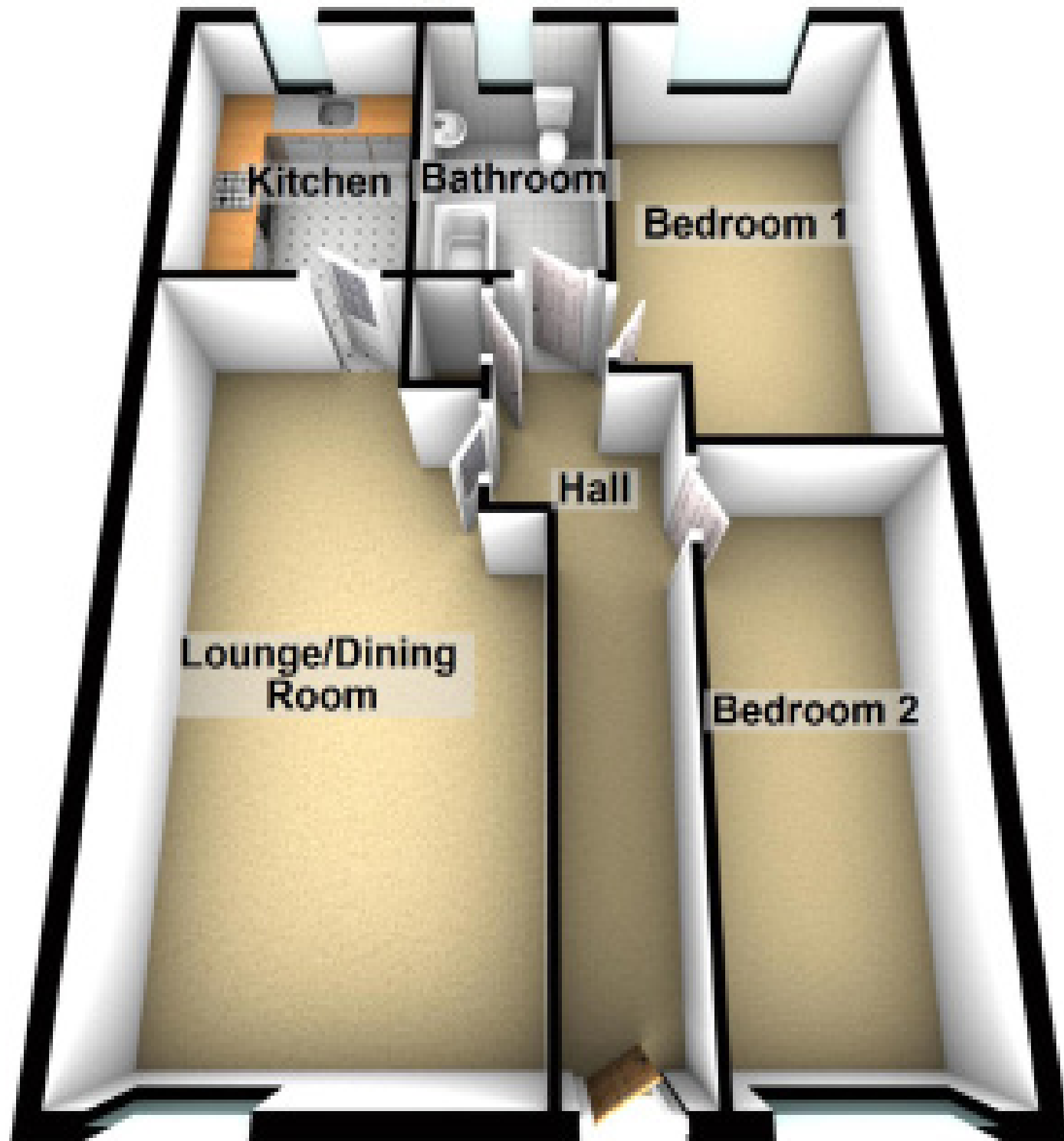


## Ground Floor

Approx. 786.5 sq. feet



**FOR SALE**

## 53 Marquis Manor, Bangor

Offers Over - £119,950

- Spacious Ground Floor Apartment
- Total Internal Area c.786 sqft
- Two Double Bedrooms
- Spacious Lounge / Dining Room
- Fitted Kitchen
- Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Allocated Parking & Visitor Parking
- Close to Public Transport Links

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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Independent Property Estates are pleased to offer to the Sales Market Number 53 Marquis Avenue, Bangor.

This spacious Ground Floor Apartment, with a total internal area of c.786 sqft, offers well-presented living accommodation comprising of two double Bedrooms, a spacious open plan Lounge / Dining Room, a fitted Kitchen and a Bathroom Suite.

This Apartment benefits from Gas Fired Central Heating & uPVC Double Glazing.

Externally, there is an allocated parking space to the front of the Apartment and also allocated Visitor Car Parking.

Marquis Manor is located off the Clondeboye Road, close to it's junction with the Circular Road, and as such is convenient to Public Transport Links and arterial routes for those commuting to Belfast.



## Comprises

### Entrance Hall

PVC Door leading into Entrance Hall. Access to Storage Cupboard.

### Lounge / Dining (22' 6" x 12' 3") at widest point

Spacious open plan Reception Room leading through to the Kitchen.

### Kitchen (9' 8" x 7' 9")

Fitted Kitchen with a range of high and low level units with complimentary Laminate Roll-Edge Worktops and a Stainless-Steel Sink Unit. Complete with Laminate Wooden Floor and is plumbed for both a Washing Machine & a Dishwasher.

### Bedroom One (15' 3" x 9' 8") at widest point

Rear aspect double Bedroom.

### Bedroom Two (17' 0" x 7' 5")

Front aspect double Bedroom.

### Bathroom (9' 8" x 6' 1")

White three-piece suite comprising a Panel Bath with Shower Attachment, a Pedestal Wash Hand Basin and a W.C.

