


Apartment 21 Cotton Hall, Faulkner Road, Bangor, BT20 3FA

Asking Price: £135,000

 **Reeds Rains**

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EPC Rating: B

Description

We are delighted to introduce to the market this modern ground-floor apartment built in 2022. The property boasts all the necessities of modern-day living and will leave the buyer with nothing to do but move in.

The accommodation comprises of 2 double bedrooms, .master with ensuite dressing room, and a family bathroom. The modern kitchen is open plan to a dining and living area. Externally there is ample parking for residents and visitors with key fob access to give extra security.

All in all a well presented modern property ideal for downsizers, first time buyers and investors alike.

Communal Entrance

Keypad and fob entry system.

Entrance Hall

Laminate wooden floor, cloaks cupboard, intercom.

Kitchen / Living

18'8" x 18'2" (5.7m x 5.54m)

Laminate wooden floor, open plan to kitchen. Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low-level units with laminated work surfaces, built-in oven and 4 ring gas hob, stainless steel chimney extractor fan, integrated fridge freezer, gas-fired boiler, integrated washer dryer, ceramic tiled floor, part tiled walls.

Shower Room

Luxury white suite comprising: Fully tiled walk-in shower cubicle with thermostatically controlled shower and Rain shower, semi pedestal wash hand basin, dual flush WC, heated towel rail, part tiled walls, ceramic tiled

floor, extractor fan.

Bedroom 1

13'9" x 11'4" (4.2m x 3.45m)

Dressing Room

Built-in robe and drawers.

Bedroom 2

11'5" x 10'2" (3.48m x 3.1m)

Outside

Secure entrance gates with key fob access to car parking space and additional visitors' parking space.

Gardens

Communal in lawns and paved walkways. Bin storage.

Management Charges

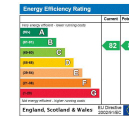
£775 PA, Approx £65 PCM.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.