



NICHOLAS  
RESIDENTIAL



## Apt 3, 61 Central Avenue Bangor BT20 3AU £650 Per month

Welcome to Apt 3, 61 Central Avenue!

This is a beautiful first floor apartment ideally located within walking distance of the many and varied amenities of Bangor town centre, transport links, Bangor Marina the Royal Ulster Yacht Club, and delightful coastal walks.

The apartment comprises an entrance hall, a bright and spacious living room open plan to the fully fitted kitchen with built in appliances, one small double bedroom and a white three piece shower room. The property further benefits from gas central heating and uPVC double glazing.

The property comes unfurnished and is available to move in from the 9th of September 2024.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Beautiful ground floor apartment
- Ideally located within Bangor City Centre
- Entrance hall
- Bright & spacious living area with Juliet balcony open plan to kitchen
- Fitted kitchen with built in appliances
- One small double bedroom
- White three piece shower room
- Gas fired central heating
- Unfurnished
- Available 9th of September




## Area Map

## Energy Efficiency Graph



### 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>78</b>	<b>79</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 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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