



22 LINEN CRESCENT, BANGOR, DOWN, BT19 7JH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient - lower energy costs	B		
Decent energy efficiency - lower energy costs	C	76	77
Some energy efficiency - lower energy costs	D		
Not very energy efficient - higher energy costs	E		
Very poor energy efficiency - higher energy costs	F		
Not energy efficient - higher energy costs	G		

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £125,000



No doubt you've pictured your perfect home environment, well here might be the property to start you down that exciting road. This modern perfectly presented first floor apartment combines the three important factors that make it an attractive buy, affordable and realistic price, a good sound modern and attractive specification and a location, since its conception, that has provided popular with a number of first and second time buyers. If the time is right for you to step into home ownership for the first time, then we suggest a viewing of this particular home may well open your eyes to what value for money represents. The viewing you're about to make will start the process of finding that that perfect home.



Key Features

- Investors Only
- First Floor Apartment
- Spacious Lounge
- 2 Bedrooms (Ensuite)
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Kitchen
- White Bathroom Suite



ACCOMMODATION

ENTRANCE HALL

Laminated wood floor. Built-in storage cupboard.

LOUNGE

15'11" x 15'1"

Laminated wood floor. TV point. Telephone point.

KITCHEN

10'4" x 9'4"

Range of white gloss high and low level cupboards with roll edge work surfaces. Built-in ceramic 4 ring hob and Beko oven under. Extractor canopy with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Tiled effect laminated wood floor.

BEDROOM 1

11'6" x 10'3"

TV point.

ENSUITE

Comprising: Corner shower with thermostatic shower over. Wash hand basin with mixer taps. W.C. Ceramic tiled floor.

BEDROOM 2

9'6" x 6'7"

BATHROOM

White suite comprising: Panelled bath with mixer taps. Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor.

OUTSIDE

PLEASE NOTE

Management Fee: Approximately £55.00 per month to cover building insurance, window cleaning, communal electricity and grass cutting.



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be? To answer these and other mortgage related questions contact Partner Jonathan Collins on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17055829

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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