



69 High Street, Bangor, County Down, BT20 5BD  
Tel: 028 9147 9797  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

**Apartment 6, 4 Princetown Avenue**

**Bangor  
BT20 3BD**

**Offers In Region Of £199,950**

## APARTMENT 6, 4 PRINCETOWN AVENUE, BANGOR, BT20 3BD

- Beautifully presented and spacious first floor apartment
- Lounge with access to a private balcony providing views over the Marina and Belfast Lough
- Two well-proportioned bedrooms
- Generous-sized kitchen / dining area with utility room
- Bathroom and en suite shower room
- Gas fired central heating
- Elevator access and allocated parking
- Convenient location close to Bangor's City Centre
- Ideal opportunity for a purchaser wishing to downsize
- Contact the office to arrange your viewing

### Property Description

Located off Princetown Road, this spacious first floor apartment is within walking distance to the city centre, shops and transport networks. Pickie Fun park Bangor Marina and beautiful coastal walks are also in immediate proximity.

The entrance hall leads you to a bright and airy lounge with a sliding door to a private balcony providing great views over the Marina and Belfast Lough. The spacious fitted kitchen / dining area is complemented by a separate utility room. There are two bedrooms, (master bedroom with en suite shower room), and a modern bathroom.

Other benefits include gas fired central heating, double glazed windows, elevator access, allocated parking and a communal garden. This is a well-maintained development in a desirable location which will appeal to a variety of buyers.

Contact the office to arrange your viewing.







## Property Comprise s

### COMMUNAL ENTRANCE HALL

Stairs or lift access to first floor.

### ENTRANCE HALL

Wood laminate floor; single panel radiator.

### LOUNGE 19' 0" x 12' 7" max (5.79m x 3.84m)

Intercom system; wood laminate floor; double panel radiator; recessed spotlights; access to private balcony with sea views.





**SPACIOUS KITCHEN / DINING AREA 19' 5" x 10' 11" (5.92m x 3.33m)**

Excellent range of high and low level units with drawers and complementary work surfaces; four ring gas hob with electric under oven; stainless steel extractor hood; sink unit and side drainer; integrated fridge / freezer; integrated dishwasher; built-in gas boiler; tiled floor; double panel radiator; recessed spotlights; sea views.

**UTILITY ROOM**

Range of low level units with drawers and complementary work surfaces; sink unit and side drainer; plumbed for washing machine; tiled floor; single panel radiator.





**MASTER BEDROOM 13' 9" x 10' 4" max (4.19m x 3.15m)**

Double panel radiator.

**EN SUITE SHOWER ROOM**

Suite comprising of a corner shower with electric shower; dual flush WC; pedestal wash hand basin; tile floor; fully tiled walls; single panel radiator; extractor fan.

**BEDROOM 2 8' 8" x 8' 5" (2.64m x 2.57m)**

Single panel radiator.











### **BATHROOM**

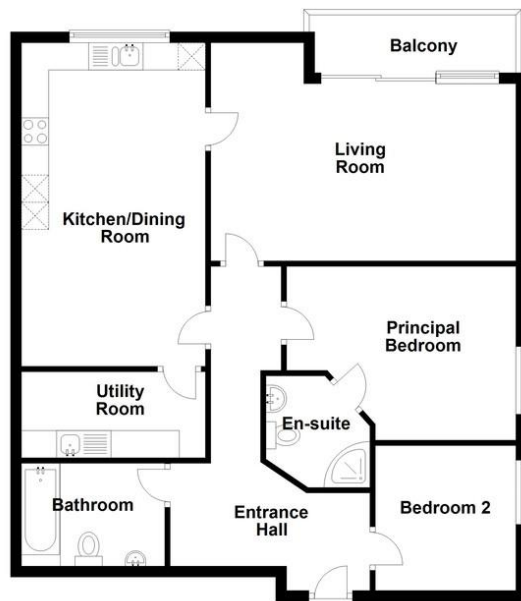
White suite comprising of a panelled bath with telephone hand shower over; dual flush WC; pedestal wash hand basin; tile floor; fully tiled walls; single panel radiator.

### **OUTSIDE**

Allocated parking and a communal garden area.

**NB** Block Management Fee is currently £1685.00 per annum  
Rates are approximately £1553.00 per annum

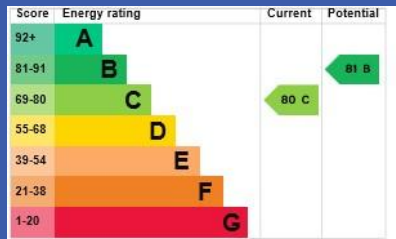
**First Floor**





**Directions:**

Please see Map above.



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.