

Apartment 6, Rockville, 70
Princetown Road, Bangor,
BT20 3TD

Asking Price: £425,000

 Reeds Rains

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EPC Rating: C

Located in one of Bangor's most desirable areas, this apartment offers a tranquil retreat while remaining close to local amenities and the stunning North Down coastline. Accessed via lift or stairs our penthouse apartment must be viewed internally to be fully appreciated. The accommodation comprises of 3 bedrooms, master with ensuite shower room and dressing area, Bathroom with a white suite, fitted kitchen with integrated appliances and 2 separate reception rooms. Both reception rooms have the added benefit of a frontline coastal aspect with views over Pickie and Bangor Marina to the Antrim coast and beyond.

Another feature is the additional square footage available on the top floor of this impressive home. Currently divided into 2 rooms, one of which enjoys sea views and a Velux veranda, buyers will be able to design this space to suit their own individual requirements.

Externally the property continues to excel with 2 car parking spaces and a garage as well as communal gardens with direct aspect to Bangor Marine Gardens. Sold with no onward chain, early viewing is highly recommended.

Communal Entrance

Key fob entry system, Lift and stairs access to second floor.

Reception Hall

Intercom system, recessed spotlights, cornice ceiling, cloaks cupboard and additional Linen cupboard.

Drawing Room

16'1" x 15'7" (4.9m x 4.75m)

Carved wooden fireplace with marble inset and hearth and piped for gas fire. Stunning sea views over Bangor Marina and Belfast Lough.

Kitchen

12'11" x 9'1" (3.94m x 2.77m)

Stainless steel inset sink unit with granite drainer. Excellent range of high and low level units with granite work surfaces and upstands, built-in double oven and 4 ring ceramic hob, extractor fan and canopy, plumbed for washing machine, plumbed for dishwasher, ceramic tiled floor.

Bedroom 1

17'5" x 10'8" (max) (5.3m x 3.25m (max))

Double built in robe

Dressing Room

Extensive range of built in furniture.

Ensuite Shower room

White suite comprising : Panelled shower cubicle with thermostatically controlled shower and additional Rain shower, low flush WC, vanity unit with mixer taps, fully tiled walls, ceramic tiled floor, heated towel rail, recessed spotlights and extractor fan.

Bedroom 2

13'3" x 10'5" (4.04m x 3.18m)

Twin Velux windows, uPVC double glazed French doors to Juliet balcony.

Bedroom 3

Built in robe.

Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, heated towel rail, recessed spotlights and Velux window.

Dining Room

14'2" x 10'8" (4.32m x 3.25m)

Stunning sea views over Pickie and Belfast Lough.

Fixed staircase to 3rd floor.

3rd Floor Landing / Study

10'6" x 8'2" (3.2m x 2.5m)

Stunning sea views. Access to fully floored roof space.

Floored Roofspace

The roof space is currently divided into 2 additional rooms.

Room 1 : 33'8" x 13'4"

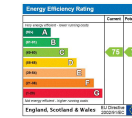
Veranda Velux window offering impressive views over Belfast Lough, tongue and groove ceiling, radiator. Connecting access to room 2.

Room 2 : 24'10" x 15'5"

Velux window and additional eave storage area housing the gas boiler.

Outside

Number 6 has its own private car parking



For full EPC please contact the branch.

space as well as a 2nd space in front of the garage.

Garage

18'9" x 9'4" (5.72m x 2.84m)

Electric up and over door.

Gardens

Communal gardens with private access to the coastal path.

Management Company

The management charges are £2300 per annum .

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All Measurements
All Measurements are Approximate.



Total floor area 210.0 m² (2,261 sq.ft.) approx
Restricted height 8.2 m² (88 sq.ft.)

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