

## 6 CASTLE LODGE

Bangor BT20 4LX

- First Floor Apartment
- 2 Bedrooms ( Ensuite)
- Spacious Lounge
- Oak Kitchen
- Double Glazing
- Phoenix Gas Heating System
- Coloured Bathroom Suite
- Secure Car Parking
- Low Outgoings
- No Onward Chain

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>			
(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	

**Offers Around £170,000**

# 6 Castle Lodge

, Bangor, BT20 4LX



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Solid oak wood floor.

## BEDROOM 1

14'3" x 10'0" (4.34m x 3.05m)

## ENSUITE

Comprising: Shower cubicle with Thermostatic shower over. Pedestal wash hand basin. W.C. Part tiled walls. 3 Downlights. Built-in extractor fan.

## BEDROOM 2

10'5" x 10'4" (3.18m x 3.15m)

## LOUNGE

14'7" x 11'8" (4.45m x 3.56m)

uPVC double glazed patio door to balcony. Solid oak wood floor.

## DINING AREA

16'3" x 9'5" at widest point (4.95m x 2.87m at widest point)

Solid oak wood floor.

## KITCHEN

9'8" x 8'6" (2.95m x 2.59m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in Ariston 4 ring hob and oven under. Extractor canopy with integrated fan and light.

Integrated dishwasher. Plumbed for washing machine. Part tiled walls. 4 Downlights.

## BATHROOM

Coloured suite comprising:

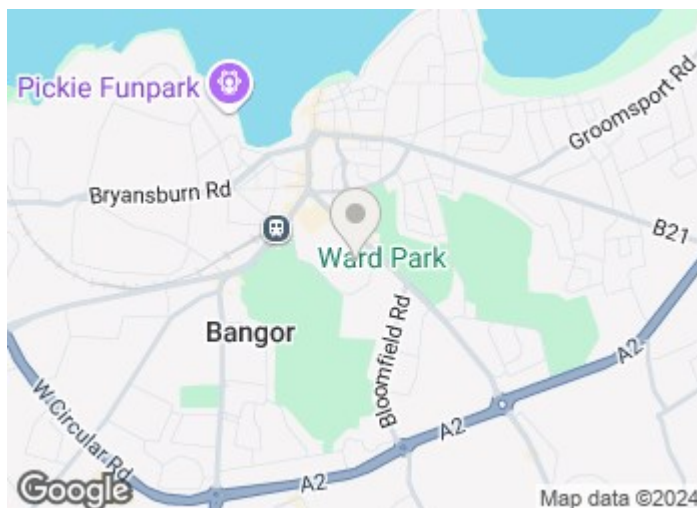
Panelled bath with mixer taps. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan.

## OUTSIDE

Communal gardens. Allocated car parking space.

## MANAGEMENT FEE

£1440.00 Per Annum.



## Directions



# Floor Plan

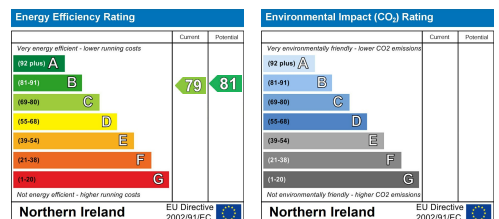
6 Castle Lodge, BANGOR, BT20 4LX



Total Area: 69.6 m<sup>2</sup> ... 750 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

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