

## Outside

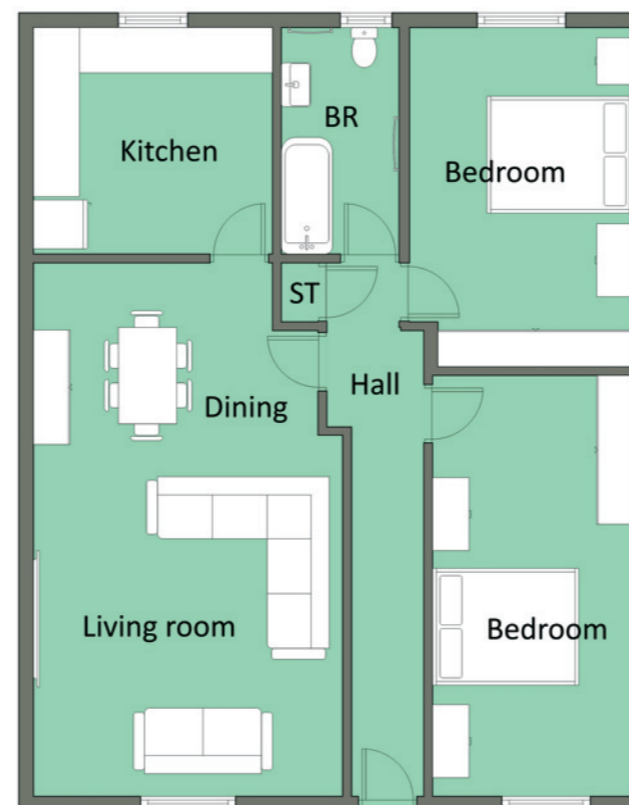
Allocated car parking space and visitor parking.

## Management company

M B Wilson. Service Charge: £594 per annum.

TEMPLETON  
ROBINSON

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ROBINSON

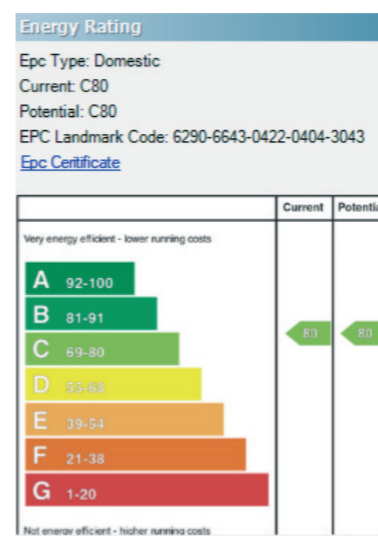


Offering generously proportioned rooms throughout this well presented ground floor apartment needs to be viewed internally to be fully appreciated. The feeling of space is evident throughout with an entertainment sized lounge with ample dining area as well as two well proportioned double bedrooms, a modern fitted kitchen and bathroom with white suite. The property benefits from gas fired heating and double glazing.

Offers Around  
£105,000

35 Marquis Manor ,  
BANGOR,  
BT20 3PJ

Viewing by  
appointment with  
& through agent  
028 9042 4747



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We recommend early viewing to avoid disappointment.

35 Marquis Manor,  
BANGOR,  
BT20 3PJ

## Property Features

Superb Ground Floor Apartment

No Onward Chain

Well Presented Throughout

Lounge/ Dining Room

Modern Kitchen

Two Well Proportioned Bedrooms

White Bathroom Suite

Allocated & Visitor Parking

Popular & Convenient Location

## Location:

Off Clandeboye Road.

## Property Comprises

### Ground Floor

uPVC double glazed door to:

ENTRANCE HALL: Cloaks cupboard.

LIVING/DINING: 23' 11" x 13' 10" (7.29m x 4.22m) Laminate wooden floor.

KITCHEN: 10' 0" x 10' 0" (3.05m x 3.05m) Modern fitted kitchen with excellent range of high and low level units, laminate work surfaces, one and a half stainless steel sink unit, mixer tap, Beko washing machine, fridge/freezer, Zanussi hob and oven, part tiled walls, ceramic tiled floor, Worcester gas fired boiler.

BEDROOM (1): 18' 0" x 9' 0" (5.49m x 2.74m)

BEDROOM (2): 15' 0" x 10' 0" (4.57m x 3.05m)

BATHROOM: White bathroom suite comprising panelled bath with mixer tap and telephone hand shower, shower screen, low flush wc, extractor fan, heated towel rail.

