

## 102B HIGH STREET

Bangor BT20 5BB

- City Centre 1st & 2nd Floor Duplex Style Apartment
- Lounge
- 2 Bedrooms
- Well Appointed Kitchen
- White Bathroom
- Gas Central Heating System
- Double Glazing
- Communal Rear Yard

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £105,000**

# 102B High Street

, Bangor, BT20 5BB



## COMMUNAL ENTRANCE HALL

Wooden double glazed window. Stairs to first floor.

## REAR RETURN

Double glazed window. Built-in cupboard with wall mounted gas boiler. Single panel radiator.

## KITCHEN

12'10" max x 7'4" max (3.91m max x 2.24m max)

High and low level units. Extractor fan. Integrated 4 ring hob and oven. Stainless steel sink unit with mixer taps. Double panel radiator. Double glazed windows and rear door. Steps down to communal rear yard.

## FRONT LANDING

### LOUNGE

14'0" max x 10'11" max (4.27m max x 3.33m max)

Double glazed windows. Double panel radiator. Ceiling downlighters.

### BEDROOM 2

10'10" max x 8'7" max (3.30m max x 2.62m max)

Double glazed windows. Single panel radiator.

## SECOND FLOOR

Double glazed windows.

## BEDROOM 1

14'0" max x 11'0" max (4.27m max x 3.35m max)

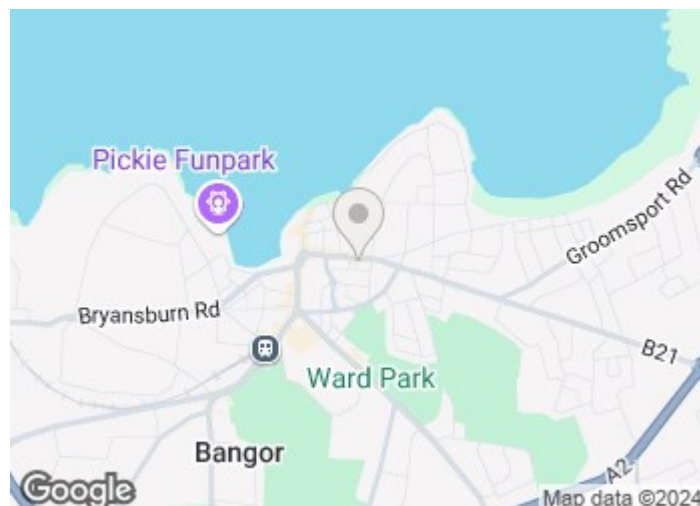
Double panel radiator. Double glazed Velux style window.

## BATHROOM

White suite comprising; Panelled bath with mixer taps and telephone hand shower. Pedestal wash hand basin with mixer tap. Low flush W.C. Double glazed Velux style window. Single panel radiator.

## 1st & 2nd FLOOR EPC

Certificate Number: 9603-0217-3029-5390-5883 - (Current D61/Potential C74)

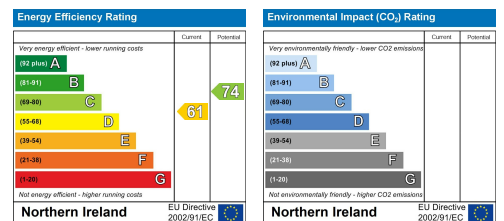


## Directions



# Floor Plan

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