



This luxury second floor apartment is situated in a most desirable position within walking distance from Bangor Marina, many coastal walks and conveniently located close to Bangor's bustling town centre with its variety of shops and restaurants and the rail & bus station for commuting to Belfast and beyond.

Internally the accommodation is both bright and spacious, offering low maintenance, secure, modern living ideally suited to both the young professional or the retired couple alike. Of particular note is the spacious lounge with feature fireplace and double doors to the balcony which enjoys panoramic views over Bangor Marina, Ballyholme Bay & beyond. The property also benefits from two well proportioned bedrooms, luxury ensuite to the principal and a fully floored roofspace for extra storage etc.

There will be instant demand for such a property with so much on offer, we therefore have no hesitation in recommending early internal inspection.

Offers Around  
£325,000

7 Avoca House,  
83 Princetown Road ,  
Bangor,  
BT20 3TD

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Luxury Second Floor Apartment - Lift & Stairs to all Floors
- Extremely Well Presented Throughout
- Spacious Lounge with Double Doors to the Balcony which Captures Views across Bangor Marina, Ballyholme Bay & Beyond
- Maple Kitchen with Full Range of Appliances / Spacious Dining Area
- Two Bedrooms, Principal Bedroom with Luxury New Ensuite Shower Room
- White Bathroom Suite
- Large Cloakroom & Separate Cloaks Cupbord
- Large Fully Floored Roofspace with Excellent Storage
- Double Glazed Windows / Gas Heating
- Communal Gardens/ Resident & Visitor Parking
- Superb & Sought after Bangor West Location
- Westhorpe Management Company : £120 per month



The Property Comprises:

Ground Floor

Stairs and lift to:

Second Floor

LARGE CLOAKROOM:

SEPARATE CLOAKS:



LOUNGE: 21' 0" x 14' 0" (6.4m x 4.27m) Built-in bookshelves, marble fireplace, cast iron inset, gas fire. Double doors to balcony, superb views.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



KITCHEN/DINING: 21' 11" x 12' 0" (6.68m x 3.66m) (at widest points) Maple shaker style kitchen with excellent range of high and low level units, 1.5 bowl cast iron sink unit with mixer taps, Miele integrated dishwasher, Bosch washer/dryer, fridge/freezer, Miele hob, Siemens oven, breakfast bar, low voltage spotlights, Worcester gas boiler.



PRINCIPAL BEDROOM: 11' 0" x 15' 0" (3.35m x 4.57m)

ENSUITE SHOWER ROOM: Double walk-in shower cubicle with thermostatic shower unit, stainless steel sink unit, shower screen, heated towel rail, low flush wc, vanity unit, part tiled walls, ceramic tiled floor, LED lighting, extractor fan, sensor wall mounted mirror.



BEDROOM (2): 11' 0" x 10' 10" (3.35m x 3.3m)



BATHROOM: White bathroom suite comprising panelled bath with mixer taps, telephone hand shower, low flush wc, pedestal wash hand basin, heated towel rail, ceramic tiled floor, low voltage spotlights.



Access to roofspace via Slingsby type ladder, fully floored, light and power, Velux window.

Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



## Outside

Communal gardens, laid in lawns. Residents and visitors parking.

MANAGEMENT COMPANY:

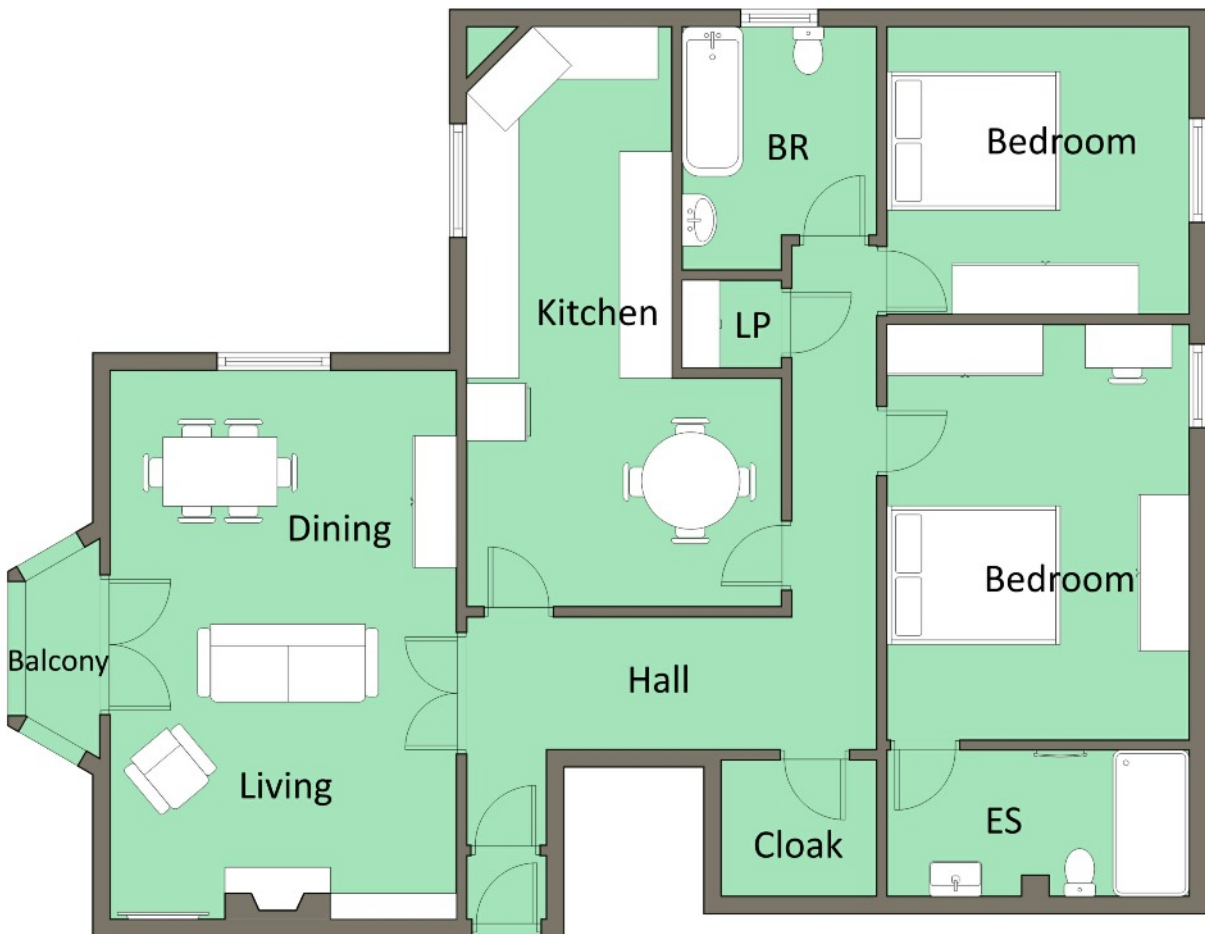
Westthorpe Management Company.

SERVICE CHARGE:

£120 per month.



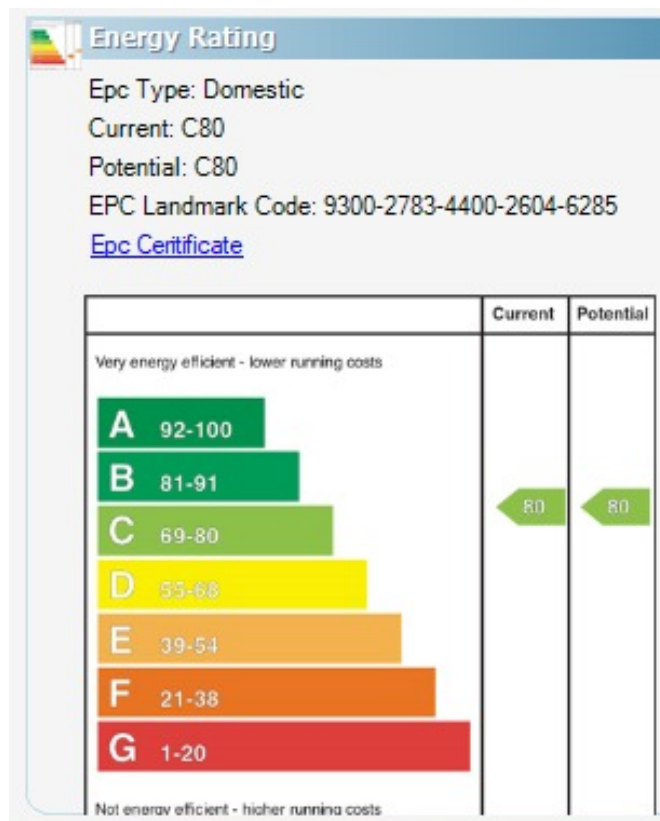




Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

**Location:**

From Bryansburn road turn left at roundabout into Maxwell Road. Princetown Road is a continuation of Maxwell Road and Avoca House in on right hand side.



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

