

ULSTER PROPERTY SALES

UPS

**RENTALS - BANGOR**

88 Main Street, Bangor, BT20 4AG

02890471515

rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 6, 262 SEACLIFF ROAD, BANGOR, BT20 5HT**

**£995 PER MONTH**

Located in the sought after area of Ballyholme, this first floor apartment, is a short a distance from local amenities, centre of Bangor, seafront and main arterial routes.

The property offers entrance hallway with built in storage, open plan living/dining room with uninterrupted views of the bay, fitted kitchen with range of appliances, family bathroom and shower room comprising white suite. There are two double bedrooms and a rear hall with built in storage and sliding wardrobes. The property has gas fired central heating and double glazed windows.

Additionally, the building has a lift, accommodating to a wide range of potential clients. Early viewing is recommended so as not miss out on this beautiful property.



## Key Features

- First Floor Apartment With Uninterrupted Seaviews And Lift
- Modern Fitted Kitchen With Range Of Appliances
- Rear Hall With Built In Storage
- Gas Fired Central Heating And Double Glazed Windows
- Open Plan Living/Dining Room With Stunning Views
- Two Double Bedrooms
- Family Bathroom And Shower Room Comprising Of White Suite
- Early Viewing Recommended



## Accommodation

### Comprises:

#### Hall

Wood laminate flooring, built in storage.

#### Living/Dining Room

10'10" x 29'9"

Bay window with undisturbed sea views, space for dining, spotlights.

#### Kitchen

12'4" x 9'0"

Modern range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated oven, four ring electric hob, stainless steel extractor fan and hood, washing machine, dishwasher, fridge/freezer, tiled floor, partially tiled walls, spotlights, encased gas fired boiler.

#### Bathroom

White suite comprising panelled bath with mixer tap, shower attachment and glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, partially tiled walls, extractor fan.

#### Bedroom 1

9'9" x 15'5"

Double bedroom.

#### Bedroom 2

8'2" x 15'5"

Double bedroom.

#### Rear Hall

Built in storage, built in sliding wardrobes.

#### Shower Room

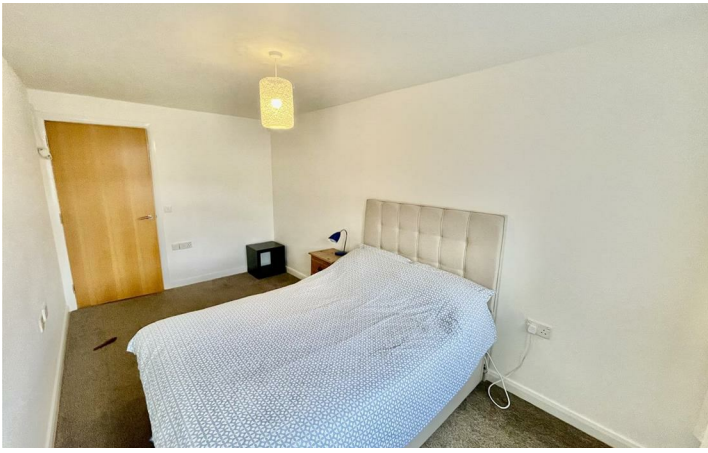
White suite comprising corner enclosure, wall mounted overhead shower and sliding doors, low flush w/c, pedestal wash hand basin with mixer tap, heated towel rail, tiled floor, part tiled walls, extractor fan.

#### Outside

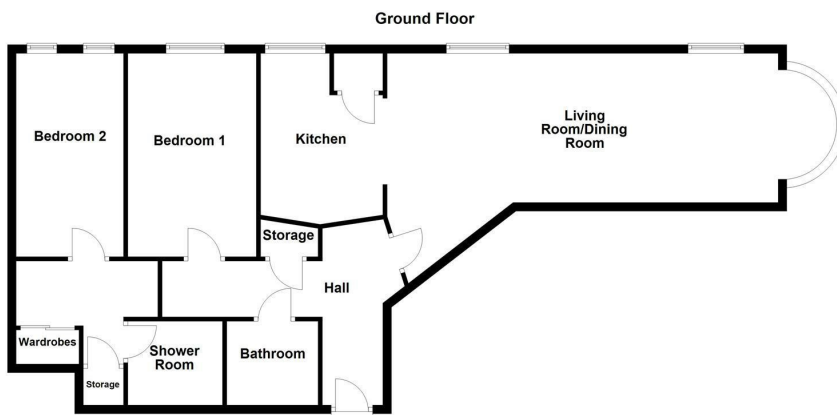
Uninterrupted sea views, parking to the front and rear of the property.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	84
(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	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 02890471515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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