

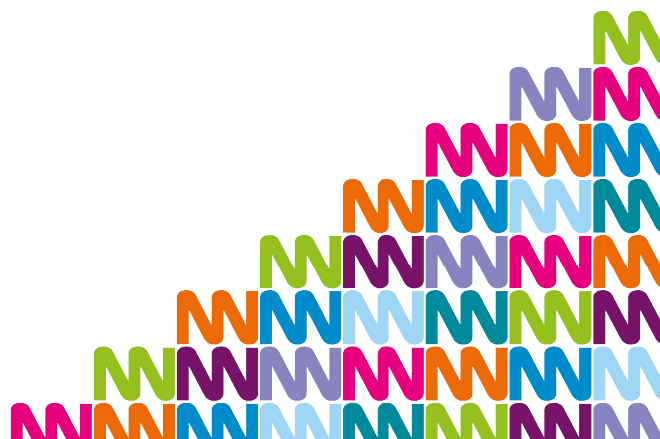


**71B Iveagh Drive**  
 Banbridge  
 BT32 3YE

**£595 Per Month**

- 1 Bedroom
- First Floor Apartment
- Gas Fired Central Heating
- Prime Location
- On Street Car Parking
- EPC C72
- To request an application form, please email [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

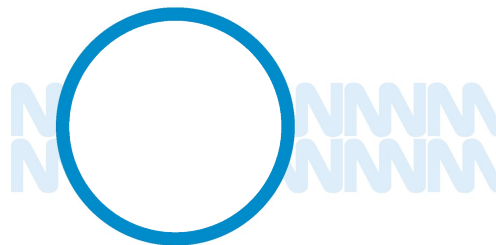




Welcoming to the rental market this well presented one bedroom first floor apartment situated in the popular Iveagh development just off Peggy's Loanin, Banbridge and in close proximity to the town centre, shops and other facilities and amenities.

The property is finished to a high standard throughout and benefits from Gas Fired Central Heating.

To request an application form, please email [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Philip White**

[philip@quinnestateagents.com](mailto:philip@quinnestateagents.com)

#### **Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### **Downpatrick Branch**

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

#### **Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### **General Enquiries**

[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)