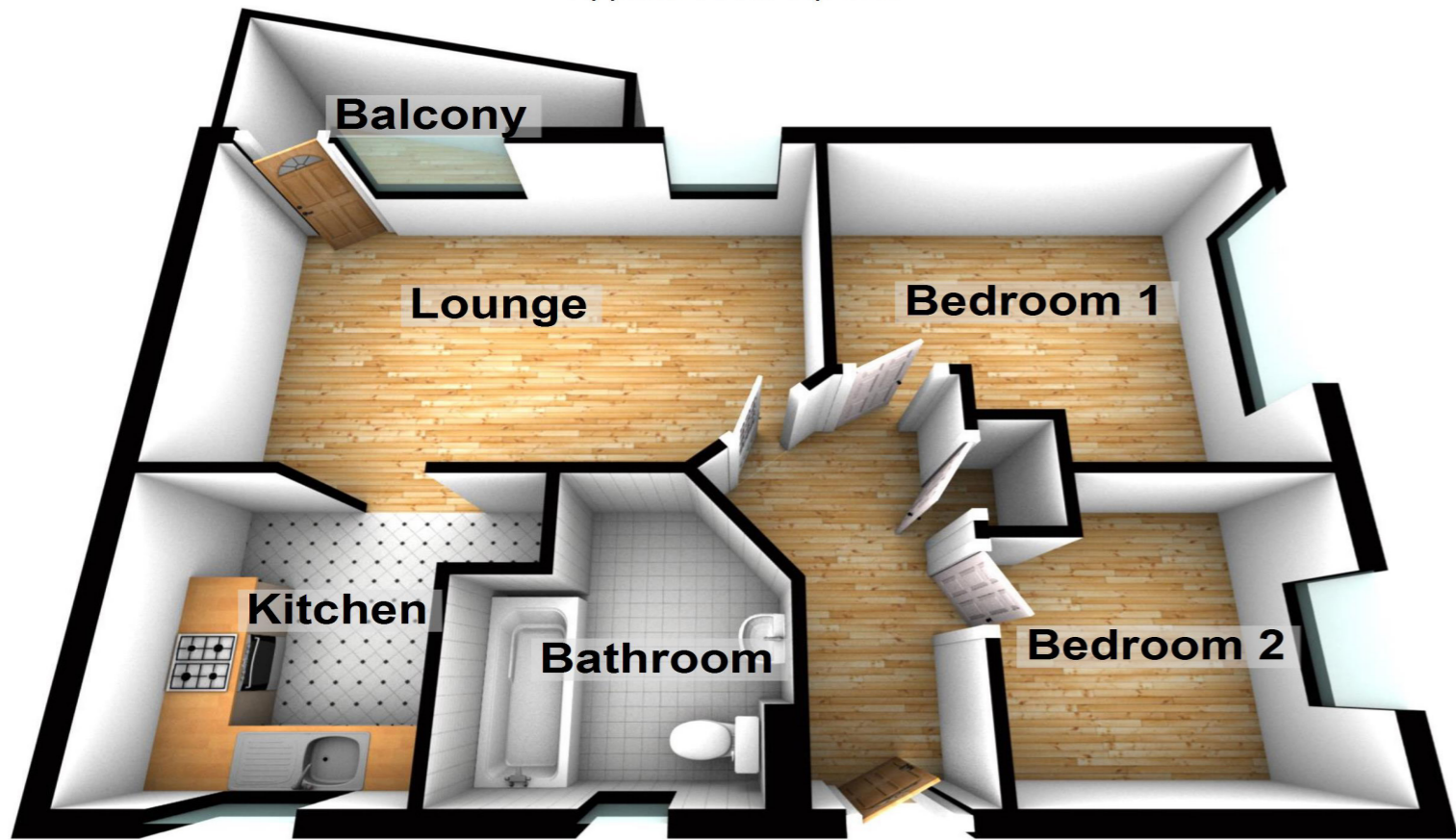


# Independent

PROPERTY ESTATES



**Third Floor**  
Approx. 560.8 sq. feet



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

**028 9145 0000**  
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# Independent

PROPERTY ESTATES



**FOR SALE**

**35 Shaftesbury Drive, Bangor**  
**Offers Over - £129,950**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

- Modern Top Floor Apt. (3rd Floor)
- Two Well-Proportioned Bedrooms
- Spacious Lounge with Roof Terrace
- Modern Fitted Kitchen
- Modern Three-Piece Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing
- Allocated Parking Space
- Convenient to Train Halt
- Cul-De-Sac Location

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Independent Property Estates are delighted to introduce to the Sales Market Number 35 Shaftesbury Drive, Bangor.

This well-presented modern Apartment is located on the top floor (third floor) of Shaftesbury Gate - a contemporary Apartment Complex.

Occupying the top corner of the complex, this Apartment benefits from windows on three aspects creating a bright environment that enjoys elevated views.

Internally, accommodation comprises of two well-proportioned Bedrooms, a spacious Lounge with access to a Balcony, a modern fitted Kitchen and a Bathroom Suite.

This Apartment benefits from Gas Fired Central Heating and double glazing throughout.



On the Ground Floor of the Apartment complex there is a communal entrance, with intercom access, leading to the communal stairwell and elevator to the Apartment floor. There is also an allocated Parking Space.

Shaftesbury Gate is located within close proximity to the pedestrian access to Bangor West Train Halt as well as the Belfast Road for those commuting to Belfast.

## Comprises

### Entrance Hall

Wooden Effect PVC Door leading into the Entrance Hall complete with Wooden Floor, Storage Cupboard and Intercom Handset.

### Lounge (16' 5" x 10' 10") at widest point

Spacious Rear aspect Reception Room with access to a Roof Terrace. Sliding door to the Kitchen.

### Kitchen (9' 9" x 8' 5") at widest point

Range of high and low level units with complimentary Laminate Roll-Edge Worktops. Integrated Electric Hob with under Oven, a Stainless Steel Sink Unit and plumbed for a Washing Machine. Complete with tiled floor.

### Bedroom One (11' 8" x 10' 11") at widest point

Double Bedroom with elevated views.

### Bedroom Two (8' 6" x 8' 4") at widest point

Elevated Views.

### Bathroom (8' 4" x 7' 9") at widest point

White three-piece suite comprising a Panel Bath with Mains Shower attachment, a Pedestal Wash Hand Basin and a Push Button W.C. Complete with tiled floor.

