



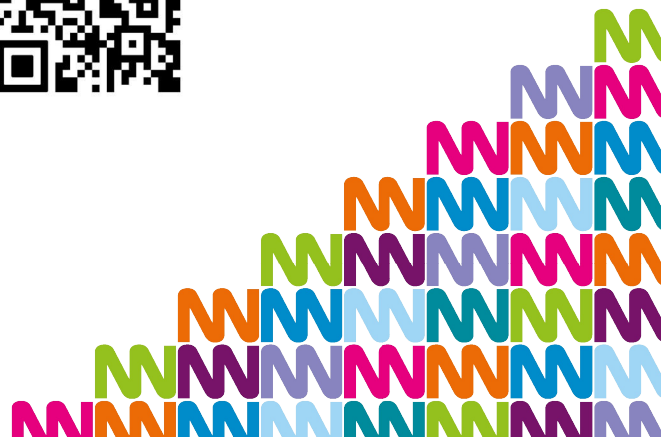
5D Leamont Park
Banbridge
BT32 3HZ

**Offers In The
Region Of £80,000**

- First Floor Flat
- One Bedroom
- Spacious Lounge
- Modern Kitchen/Dining
- Contemporary Bathroom Suite
- Gas Heating
- Chain Free Sale
- On Street Parking
- EPC 74C
- Viewing By Appointment



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





Welcome to 5D Leamont Park, a charming apartment located in the picturesque town of Banbridge. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering the apartment, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The space is designed to maximise natural light, creating a bright and airy environment that enhances the overall appeal of the home.

The apartment features one spacious bedroom, which offers a peaceful retreat at the end of the day. This room is designed to accommodate your needs, whether you prefer a tranquil space for rest or a versatile area for work or hobbies.

Completing the apartment is a modern bathroom, equipped with essential amenities to ensure your daily routines are both comfortable and efficient.

Situated in the heart of Banbridge, this property benefits from its proximity to local shops, cafes, and parks, providing a vibrant community atmosphere. The location also offers excellent transport links, making it easy to explore the surrounding areas.

ACCOMODATION

Private entrance with stairs leading to the first floor flat. Landing with laminate wood flooring leading into lounge, again with grey laminate flooring, fireplace with electric fire inset. Kitchen fitted with a modern range of high and low level units with space for appliances, tiled floor & recessed lighting. Bathroom fitted with white three piece suite, comprising p shaped jacuzzi bath with shower overhead, wall hung wash hand basin with vanity beneath and W.C. Good sized double bedroom with carpet laid. Rear hallway with back access and good sized storeroom.

OUTSIDE

Small fully enclosed front yard with low maintenance paving. To rear you have a communal area providing storage for bins and washing line.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

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5D Leamont, Banbridge

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.

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