

Management company

WESTHORPE MANAGEMENT COMPANY: Management Fee: £680 per annum to include grass cutting, buildings insurance, window cleaning.

Ground Rent : £30 per annum.

TEMPLETON
ROBINSON

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ROBINSON



Set in a small complex of only six apartments, this delightful first floor apartment offers bright and spacious accommodation and is accessed via its own front door.

The property offer spacious accommodation & briefly comprises : living room with open fire, dining with casual living area open plan to kitchen, three bedrooms and bathroom. Outside there are communal gardens and parking area to front. This very popular Ballyholme location is convenient to all the amenities of Ballyholme village, including shops, local eateries, churches and of course the beach with delightful scenery and coastal walks.

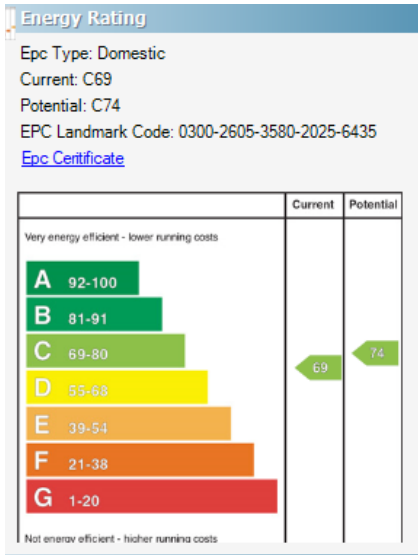
We would expect demand to be high for this apartment and early viewing is highly recommended.

Offers Around
£179,950

4 Windmill Court,
BANGOR,
BT20 5RP

Viewing by
appointment with
& through agent
028 9042 4747

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



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



4 Windmill Court,
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Property Features

Attractive First Floor Apartment with its own Front door

Well Presented Throughout

Living Room with Open Fire

Kitchen Open Plan to Dining & Casual Living Area

Three Well Proportioned Bedrooms

White Bathroom Suite

Economy 7 Heating / Mahogany Effect Double Glazed Windows

Parking to Front / Communal Gardens

Management Company : £680 per annum

Superb Ballyholme Location

Location:

Leaving Bangor proceed along Donaghadee Road, veer left onto Groomsport Road, take second right into Windmill Road, second left into Ashley Drive, left into Fruithill Park and Windmill Court apartments are on the left hand side.No 4 is on the first floor.

Property Comprises

Ground Floor

uPVC double glazed door.

ENTRANCE HALL: Stairs to first floor.

First Floor

LIVING ROOM: 12' 0" x 11' 11" (3.66m x 3.63m) Fireplace with open fire. Dimplex storage heater.

KITCHEN/DINING: 18' 0" x 10' 10" (5.49m x 3.3m) Fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, electric cooker point, stainless steel sink unit with mixer taps, space for fridge/freezer, plumbed for washing machine, part tiled walls. Spacious dining and living area. Dimplex storage heater.

BEDROOM (1): 12' 0" x 10' 0" (3.66m x 3.05m) Dimplex convector heater.

BEDROOM (2): 11' 0" x 8' 0" (3.35m x 2.44m) Dimplex convector heater.

BEDROOM (3): 7' 0" x 6' 0" (2.13m x 1.83m) Dimplex convector heater.

LANDING: Hotpress, built-in storage. Access to insulated roof-space. Dimplex storage heater.

BATHROOM: White suite by Vernon & Tutbury comprising panelled bath with Aqualisa shower unit, shower screen, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, Dimplex fan heater.

Outside

Communal gardens laid in lawn. Parking to front.

