

ULSTER PROPERTY SALES

# UPS

**RENTALS - BANGOR**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1B SANDHURST PARK, BANGOR,  
BT20 5NU**

**£1,300 PER MONTH**



Located in the highly sought-after area of Ballyholme, this beautifully presented ground floor apartment in Sandhurst Park, Bangor, offers a perfect blend of modern living and convenience. With easy access to local amenities, schools, main arterial routes, and the picturesque seafront, this property is ideally situated for those seeking a vibrant community lifestyle.

Upon entering, you are greeted by a welcoming hallway that leads to a modern fitted kitchen. The open plan living and dining room provides a spacious and inviting area. The apartment boasts two generously sized double bedrooms, with the master featuring built-in sliding wardrobes, ensuring ample storage space. The family shower room is elegantly designed with a contemporary white suite.

The property benefits from gas-fired central heating and uPVC double glazed windows. Externally, there is a tarmac driveway with space for one vehicle, along with an enclosed patio area to the side and rear, providing a private outdoor space.

This apartment is sure to attract a wide variety of potential tenants, making it a fantastic opportunity for those looking to rent in a desirable location. Early viewing is highly recommended to fully appreciate the charm and convenience this property has to offer.

## Key Features

- Spacious And Modern Ground Floor Apartment With Own Front Door Access
- Open Plan Kitchen/Living/Dining Space With Feature Electric Fireplace
- Two Double Bedrooms, Master With Built In Sliding Wardrobes
- Modern Shower Room Comprising Of White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Tarmac Driveway With Space For One Vehicle And Enclosed Patio To The Side And Rear Of The Property
- Located In Highly Sought After Residential Area, Easily Accessible To Local Amenities, Schools, Main Arterial Routes And The Seafront
- Attracting A Wide Variety Of Potential Clients, Early Viewing Recommended



## Accommodation

### Comprises:

#### Hall

Modern LVT flooring and built in storage.

#### Kitchen/Living/Dining Room

23'1" x 18'2"

Modern fitted kitchen, range of high and low level units, granite effect work surfaces, one and a half inset stainless sink with mixer tap, integrated oven, four ring electric hob, tiled splashback, space for fridge, plumbed for washing machine, encased gas fired boiler, stainless steel extractor hood, island with storage, part tiled walls, space for dining, decorative marble fireplace with slate inset and hearth and electric fire, electric roller blinds, LVT flooring, double patio doors onto enclosed rear garden.

#### Bedroom 1

12'2" x 11'1"

Double bedroom with built in wardrobes and remote controlled blind.

#### Bedroom 2

11'1" x 8'5"

## Shower Room

White suite comprising, walk in, wall mounted overhead shower, glass shower screen, wall mounted wash hand basin with mixer tap, partially tiled walls, heated towel rail, extractor fan and LVT flooring.

## Outside

Front - Tarmac driveway with space for one vehicle, bed in stones with mature shrubs and hedging, shed.

Rear - Fully enclosed, fully paved, gate for bin access, outside tap and light.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 78      | 78                      |
| (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 |         |                         |
| Northern Ireland                            |         | 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 028 9070 1000.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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