



ULSTER PROPERTY SALES

# UPS

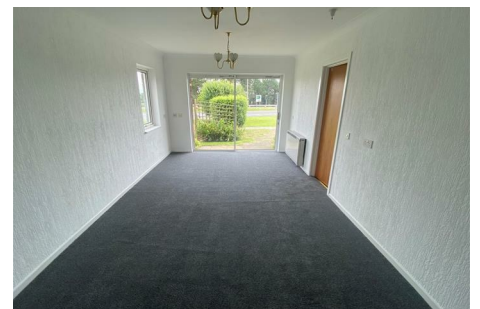
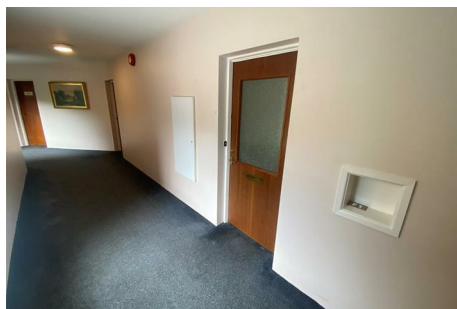
**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

**028 9127 1185**

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 4 LYNDHURST COURT

Bangor BT19 1AP

- Ground floor Apartment
- 2 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Economy 7 Heating System

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>		
(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

**Offers Over £120,000**

# 4 Lyndhurst Court

, Bangor, BT19 1AP



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Built-in storage cupboard.

## LOUNGE

10'9" x 10'8" (3.28m x 3.25m)

## KITCHEN

10'8" x 8'8" (3.25m x 2.64m)

Range of white fronted high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring hob and oven. Built-in extractor fan. Single drainer sink unit with mixer tap.

## BEDROOM 1

17'3" x 11'0" at widest pt (5.26m x 3.35m at widest pt)

## BEDROOM 2

10'8" x 8'9" (3.25m x 2.67m)

## SHOWER ROOM

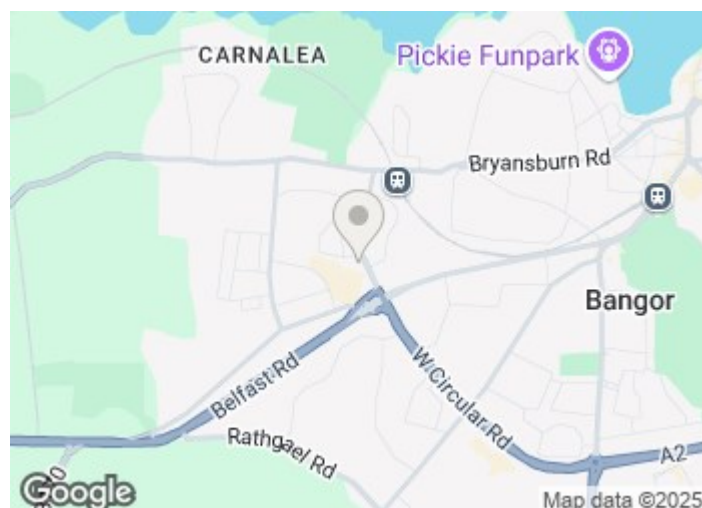
Comprising: Corner shower with Mira Excel electric shower. Pedestal wash hand basin. W.C. Panelled walls. Built-in hotpress with insulated copper cylinder and immersion heater. Built-in extractor fan.

## OUTSIDE

Communal gardens. Car parking.

## MANAGEMENT FEE

£1995.00 PER ANNUM.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

