



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



## 9 SUNNINGDALE COURT

Bangor BT20 4SW

- Location, Location, Location
- Generously Proportioned Ground Floor Apartment
- 1 Bedroom
- Sizeable Lounge
- Serviceable Kitchen
- Coloured Bathroom
- Economy 7 Heating + Electric Heating
- Well Tended Communal Gardens & Parking

| 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 Around £120,000**

# 9 Sunningdale Court

, Bangor, BT20 4SW



## ACCOMMODATION

### ENTRANCE HALL

Economy 7 wall heater. Walk-in cloaks/ storage room. Built-in hotpress with lagged copper cylinder.

### BEDROOM

9'9" x 11'9" (2.97m x 3.58m)  
Double glazed windows.  
Economy 7 wall heater.

### BATHROOM

Coloured suite comprising:  
Panelled bath. Low flush W.C.  
Pedestal wash hand basin. Part

tilled walls. Electric wall heater.  
Double glazed windows.

### LOUNGE

15'4" x 11'4" (4.67m x 3.45m)  
Double glazed windows.  
Economy 7 storage heater.  
Intercom system.

### KITCHEN

11'4" max x 7'9" max (3.45m max  
x 2.36m max)  
High and low level units with  
roll edge work surfaces.  
Stainless steel sink unit with  
mixer taps. Plumbed for  
washing machine. Electric wall

heater. Double glazed  
windows.

### OUTSIDE

Communal gardens and  
communal car parking.

### PLEASE NOTE

Management Charge: £385  
twice a year. (As at 8/8/25)



## 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.

