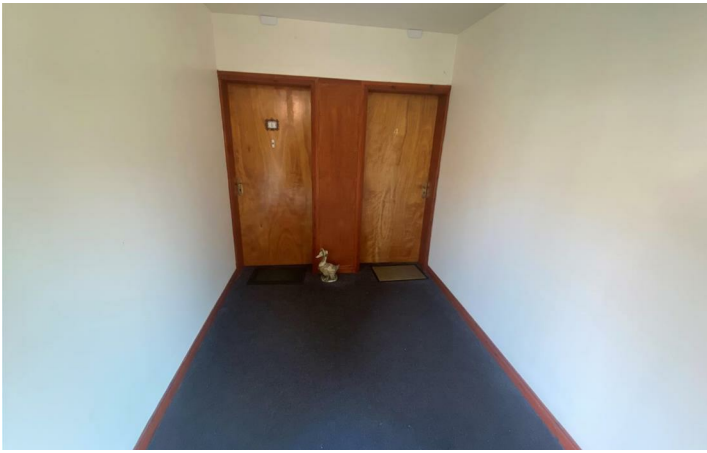




4 MARQUIS MANOR, BANGOR, BT20 3PJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower heating costs			
101-155 kWh/m ² A			
81-100 kWh/m ² B			
61-80 kWh/m ² C			
41-60 kWh/m ² D			
21-40 kWh/m ² E			
1-20 kWh/m ² F			
Below 1 kWh/m ² G			
Not energy efficient - higher heating costs			
Northern Ireland		EU Directive 2002/91/EC	76 77

OFFERS OVER £125,000



From first time purchase to weekend bolthole, makes this ground floor apartment an ideal purchase to a number of potential buyers. Compact easily managed accommodation with relatively low overheads will appeal to those with a busy lifestyle on a limited budget, who could appreciate the potential of a cosy comfy crash pad in which to escape the stress of the day. With multiple retail shopping close to hand and the appeal of a well matured, attractive residential location, makes this purchase a great opportunity at a more than appealing price. Go for it, as a second chance may be a long time in coming.



Key Features

- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge / Dining Area
- Kitchen
- White Bathroom Suite
- Low Outgoings
- Handy Location
- No Onward Chain



ACCOMMODATION

ENCLOSED ENTRANCE

PORCH

Wooden entrance door. Intercom phone. Built in storage cupboard. Laminated wood flooring.

ENTRANCE HALL

Laminated wood flooring. Telephone point.

LOUNGE OPEN PLAN TO DINING AREA

22'10" x 17'4" narrowing to 9'6" at widest points
15 Pane double doors from hallway. Open fireplace with tiled surround and hearth with wooden surround (cannot be used). Laminated wood flooring.

KITCHEN

10'10" x 6'4"
Range of high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Extractor hood with integrated fan and light. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor.

BEDROOM 1

11'9" x 9'9"
Laminated wood flooring.

BEDROOM 2

11'9" x 8'4"
Laminated wood flooring.

BATHROOM

White suite comprising: Corner panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. W.C. Ceramic tiled flooring. Part tiled walls. Built in extractor fan.

OUTSIDE

Allocated parking space & visitor parking spaces. Communal grounds.

MAINTENANCE FEE

£49.50 per month approximately





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 Partner Jonathan Collins on .

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. 18455631

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.

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