



15 RATHGILL CRESCENT, BANGOR, BT19 7TJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower heating costs	A		
Energy efficient	B		
Decent	C	69	76
Needs improvement	D		
Energy inefficient - higher heating costs	E		
Very energy inefficient - very high heating costs	F		
Worst energy efficiency - extremely high heating costs	G		

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £99,950



From first time purchase to weekend bolthole, makes this first 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

- First Floor Apartment
- Spacious Lounge
- 2 Bedrooms
- Walnut Kitchen
- White Bathroom
- Economy 7 Heating
- Enclosed Garden
- Cul De Sac



ACCOMMODATION

Half glazed uPVC double glazed entrance door into ...

ENTRANCE HALL

Built-in cupboard. Laminated wood flooring. Unidare Economy 7 storage heater.

LOUNGE

13'4" x 12'6"
Laminated wood floor. 6 Downlights. Unidare wall heater. Electric wall mounted fire.

KITCHEN

12'11" x 9'0"
Range of walnut high and low level cupboards and drawers with roll edge work surfaces. Built-in Candy ceramic hob and oven under. Stainless steel extractor canopy with integrated fan and light. 1½ tub single drainer stainless steel sink unit with mixer taps. Candy integrated dishwasher. Slate tiled floor. Part tiled walls. Built-in hotpress with insulated copper cylinder and immersion heater. Plumbed for washing machine.

BEDROOM 1

13'3" x 9'2"
Built-in wardrobe. Unidare electric wall heater.

BEDROOM 2

9'1" x 8'6"
Laminated wood floor. Unidare electric wall heater.

BATHROOM

White suite comprising: Bath with Triton Madrid electric shower. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. 2 Downlights.

OUTSIDE

LARGE TIMBER SHED/STUDIO

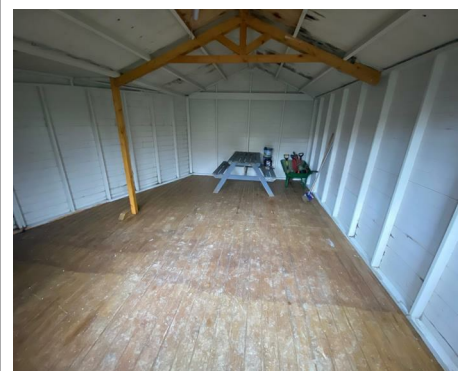
17'2" x 15'7" at widest pt
Shed: 8'0" x 6'0", light and power.

REAR

Garden in lawn. Decked patio.

MANAGEMENT FEE

Approximately £15.00 per month.



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. 18470989

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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