



12 BALLYHOLME COURT

Bangor BT20 5QX

- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- Modern Kitchen
- White Shower Room
- Newly Installed Electric Heating
- Outside Patio
- Handy Location
- Immediate Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	71	76
EU Directive 2002/91/EC		

Offers Over £155,000

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, Bangor, BT20 5QX



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Built-in cloaks cupboard. Built-in hotpress with insulated copper cylinder and immersion heater.

LOUNGE

19'9" x 10'7" (6.02m x 3.23m)
2 Heatstore electric heaters. TV point. uPVC double glazed patio door to patio.

KITCHEN

10'4" x 8'6" (3.15m x 2.59m)
Range of modern porcelain high and low level cupboards and drawers with grey roll edge work

surfaces. Built-in ceramic 4 ring hob and oven under. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Heatstore electric heater.

BEDROOM 1

11'0" x 10'4" (3.35m x 3.15m)
Laminated wood floor. Heatstore electric heater.

BEDROOM 2

8'11" x 8'8" (2.72m x 2.64m)
Heatstore electric heater

SHOWER ROOM

Comprising: Corner shower with

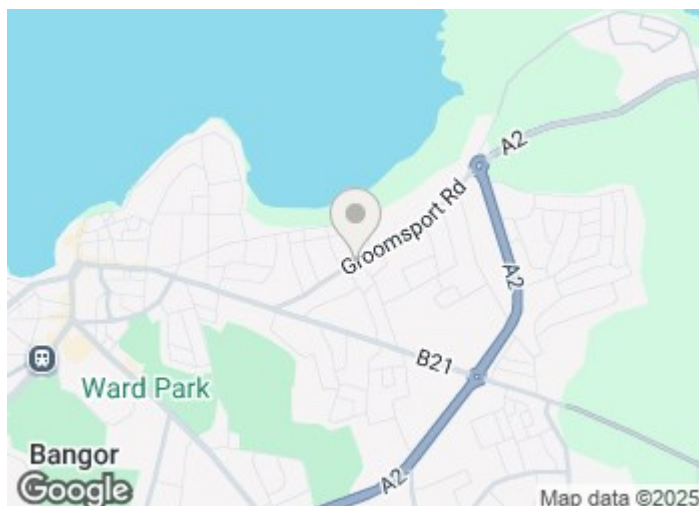
Triton Thermostatic shower over. Pedestal wash hand basin. W.C. Tiled walls. Xpelair extractor fan. Dimplex electric wall heater.

OUTSIDE

Paved patio. Outside power.

MANAGEMENT FEE

Management Fees - £1,850 Per Annum (£925 every six months)



Directions



Floor Plan

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