



**APT, 42 5 FAULKNER ROAD,
BANGOR, DOWN, BT20 3FA**

£875 PER MONTH



Located in the Cotton Hall Development on Faulkner Road, this splendid second floor penthouse apartment presents an excellent opportunity. With its prime location, residents will find themselves conveniently close to local amenities, schools, and major transport routes.

The apartment boasts a modern open plan fitted kitchen, seamlessly integrated with a spacious living and dining area. This inviting space is enhanced by a charming Juliette balcony. The property features two generously sized double bedrooms, with the master bedroom benefiting from an ensuite shower room, providing a touch of luxury and privacy. A well-appointed family bathroom completes the accommodation.

Further enhancing the appeal of this property are the gas fired central heating and uPVC double glazed windows, which contribute to a warm and energy-efficient living environment. This flat is particularly attractive to a diverse range of potential clients.

Early viewing recommended, to not miss out on an excellent home.



Key Features

- Second Floor Penthouse Apartment
- Fitted Kitchen With Integrated Appliances, Open Plan Living/Dining Room
- Two Double Bedrooms, Master With Ensuite Shower Room
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- One Allocated Parking Space
- Ideal Location, Close to Amenities, Schools And Main Arterial Routes



Accommodation Comprises

Hall

Wood laminate flooring, built in storage.

Kitchen/Living/Dining Room

18'6" x 18'1"

Fitted kitchen with a range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated fridge/freezer, integrated washing machine, integrated oven, four ring gas hob, stainless steel extractor hood, partially tiled walls, tiled floor, encased gas fired boiler, flooring in partial wood laminate flooring, double doors to Juliette balcony.

Bedroom 1

13'7" x 11'3"

Double bedroom.

Ensuite Shower Room

White suite comprising, shower enclosure, wall mounted overhead shower, sliding glass doors, wall mounted wash hand basin with mixer tap, low flush w/c, partially tiled wall, tiled floor, extractor fan.

Bedroom 2

11'5" x 9'6"

Double bedroom.

Bathroom

White suite comprising, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low flush w/c, partially tiled walls, tiled floor, extractor fan.

Outside

One allocated parking space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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 our mortgage advisor on 028 9070 1000.

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.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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