



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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BT20 4AG

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**NEEDWOOD HOUSE APT 2, 52 SEACLIFF ROAD,  
BANGOR, BT20 5EZ**

**OFFERS OVER £230,000**

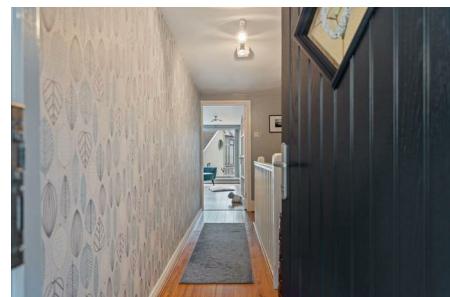
All the ingredients to enjoy a busy modern lifestyle are right here in this appealing duplex apartment. The modern design and construction of the property gives a pleasant air of space and the location couldn't be better for commuting to and from Belfast and for convenience to a varied selection of retail shopping in the town centre. For a young single or couple this has got to be a serious contender for those, who when at home, enjoy the comfort and when away appreciate the security on offer.

If you need that bolthole in which to chill out can we suggest a viewing of this home, you'll be pleasantly surprised how well it will answer your needs.



## Key Features

- Modern Duplex Apartment • 2 Bedrooms
- Spacious Open Plan Lounge • Modern Fitted Kitchen with Spectacular Sea Views
- Phoenix Gas Heating System / uPVC Double Glazing
- Well Presented Throughout • Allocated Car Parking Space
- Low Outgoings / Handy Location • Sea Views
- White Shower Room Suite



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE PORCH

Composite entrance door into ...

### ENTRANCE HALL

Laminated wood floor. 8 Pane glazed door into ...

### LOUNGE / DINING AREA

15'9" x 14'5" at widest point  
Spectacular Sea Views. Laminated wood floor. Open plan to ...

### KITCHEN

15'6" x 7'9"

Range of modern gloss high and low level cupboards and drawers with square edged work surfaces. Built-in ceramic 4 ring hob and double oven. Extractor canopy with integrated fan and light. Integrated fridge/freezer and washing machine. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Ceramic tiled floor. 6 Downlights. TV point.

### STAIRS TO LOWER

### HALLWAY

Built-in double wardrobe with storage. Laminated wood floor.

### SHOWER ROOM

Comprising: Walk-in shower with thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan.

### BEDROOM 1

16'2" into door recess x 11'3"  
TV point. Built-in double wardrobe with mirrored sliding doors. Laminated wood floor.

### BEDROOM 2

13'1" x 7'7"  
uPVC double glazed door to front.  
Laminated wood floor.

### OUTSIDE

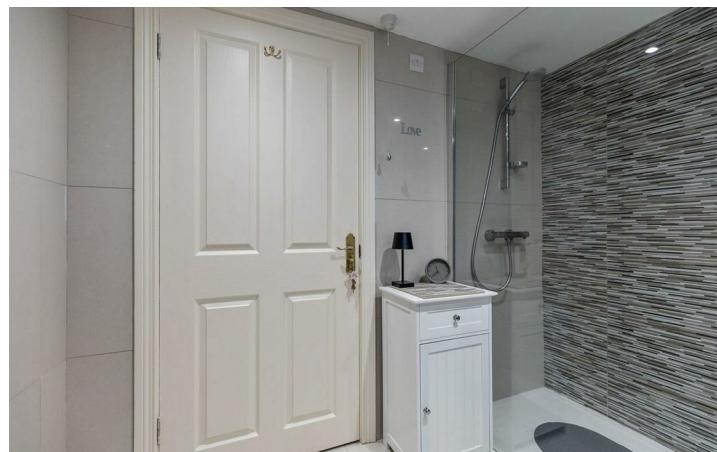
Patio area. Outside storage. Allocated Car parking space.

### MANAGEMENT FEE

£600.00 PER ANNUM.











### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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 9127 1185.

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.

ULSTERPROPERTYSALES.CO.UK

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The Property  
Ombudsman  
SALES

OFT  
Approved code

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