



30 ROSEVILLE APARTMENTS, BANGOR, BT19 1DZ

Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
100-120 kWh/m ² per year	A		
80-100 kWh/m ² per year	B		
60-80 kWh/m ² per year	C		
40-60 kWh/m ² per year	D		
20-40 kWh/m ² per year	E		
10-20 kWh/m ² per year	F		
Below 10 kWh/m ² per year	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £119,950



This first floor apartment has well planned accommodation and overall specification comes to the fore as being both appealing and comfortable. The complex as a whole has intrinsic appeal as the communal areas are spacious and well planned and the inclusion of lifts further improves the residents' lifestyles. This particular apartment offers the comfort and security inherent in a contented and relaxed retirement and its location within the complex combines both convenience and privacy. With residency restricted to over 55's insures a community of, in general terms, like minded people who cultivate a atmosphere of peace and quiet. Furthermore for the agile owner scenic coastal walks, social and recreational facilities and good retail shopping are readily to hand.



Key Features

- First Floor Apartment
- 1 Bedroom
- Spacious Lounge
- uPVC Double Glazing
- Economy 7 Heating System
- Kitchen / Shower Room
- On Call System
- No Onward Chain
- Over 55's



ACCOMMODATION

Entrance door into

ENTRANCE HALL

Unidare Economy 7 storage heater.

LOUNGE

15'8" x 11'9"

Unidare Economy 7 storage heater.

KITCHEN

11'8" x 7'9"

Range of high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Extractor fan.

BEDROOM 1

12'9" x 10'5"

Range of built-in wardrobes.

WALK-IN DRESSING

ROOM

7'0" x 6'3"

Range of built-in wardrobes. 2 Low voltage downlights.

SHOWER ROOM

Comprising: Corner shower with Aqualisa thermostatic shower over. Vanity unit with inset wash hand basin. W.C. Tiled walls. 3 Low voltage downlights. Built-in extractor fan. Built-in hotpress with insulated copper cylinder and immersion heater.

PLEASE NOTE

Management Fee: Approximately £175.00 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. 18645606

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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