

# 187 Linen Crescent Bangor, BT19 7JT

*Offers around £95,000*



**VICTORIA  
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# Charming One-Bedroom Ground Floor Apartment in Linen, Bangor

Located in the pleasant area of Linen in Bangor, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a cosy living space.

Upon entering, you will find a welcoming reception room with bay window feature that provides a warm atmosphere, perfect for relaxation or entertaining guests. The apartment benefits

from gas-fired central heating, ensuring a snug environment throughout the year, while the uPVC double glazing enhances energy efficiency and noise reduction.

One of the standout features of this property is the access to communal fenced front garden. It is an inviting space that can be enjoyed during the warmer months. Additionally, the apartment comes with parking spaces located at the rear, offering convenience for residents with vehicles.

This apartment is not only a comfortable home but also a fantastic opportunity to experience the vibrant lifestyle that Bangor has to offer. With local amenities, shops, and transport links nearby, you will find everything you need within easy reach.

In summary, this one-bedroom, one-bathroom apartment on Linen Crescent is a wonderful choice for those looking for a modern and secure living space in a desirable location. Don't miss the chance to make this charming property your new home.





## PROPERTY FEATURES

- Located In The Pleasant Area Of Linen In Bangor
- Welcoming Reception Room With Charming Bay Window Feature
- Parking Spaces Located Conveniently At The Rear
- Perfect For First Time Buyers And Investors Alike
- Delightful Ground Floor Apartment Offering Comfort And Convenience
- Gas-Fired Central Heating And uPVC Double Glazing
- Close To Local Amenities, Shops, And Transport Links
- One Spacious Bedroom And A Well-Appointed Bathroom
- Access To Communal Fenced Front Garden
- Ideal For Individuals Or Couples Seeking Cosy, Modern Living



## PROPERTY MEASUREMENTS

Kitchen Living Room	15' x 14'5
Hall	3'6 x 3'5
Storage	2'5 x 2'5
Bathroom	6'2 x 6'4
Bedroom	8'2 x 10'

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Leasehold  
 Management Fees - Understood To Be £840 Per Annum, £70 A Month  
 Rates - Understood To Be £572 Per Annum

Directions  
 Located off Balloo Road

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
Northern Ireland		
	EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.

/// WHAT3WORDS: ///raced.shakes.ruby

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