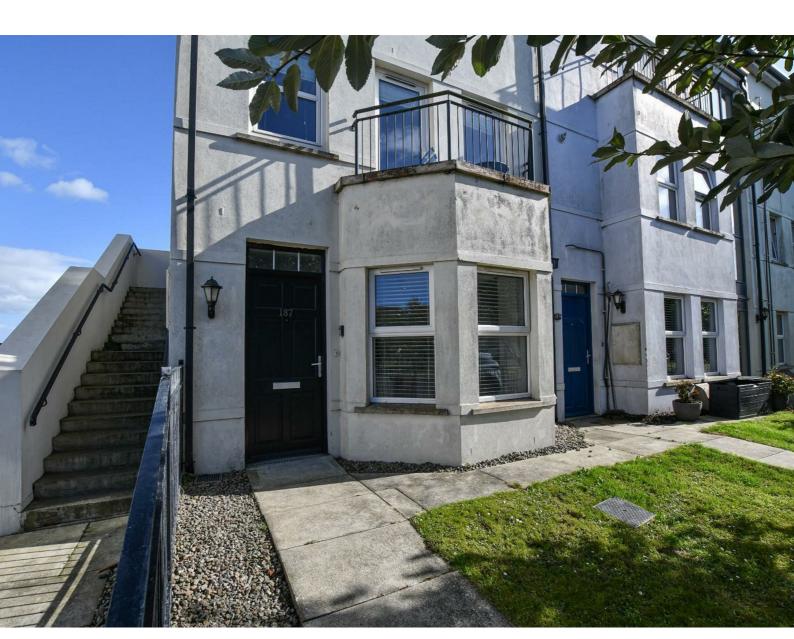
187 Linen Crescent Bangor, BT19 7JT

Offers around £95,000





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 Delightful Ground Floor Apartment In Bangor
- Welcoming Reception Room With Charming Bay Window Feature
- The Rear
- Perfect For First Time Buyers And Investors Alike
- Offering Comfort And Convenience
- Gas-Fired Central Heating And uPVC Double Glazing
- Parking Spaces Located Conveniently At 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











WHAT3WORDS: ///raced.shakes.ruby

PROPERTY MEASUREMENTS

 $Kitchen \ Living \ Room \qquad \qquad 15' \ x \ 14'5$

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:

				Cu	rrent	Potentia
Very energy efficient -	lower run	ning cost	S			
(92 plus) A						
(81-91) B						
(69-80)	C					
(55-68)	D					
(39-54)		E				
(21-38)		[F			
(1-20)			G			
Not energy efficient - I	higher runi	ning costs	:			

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



Bangor & Donaghadee

125 Main Street, Bangor BT20 4AE 028 9147 9393

Comber & Ards

7a The Square, Comber BT23 5DX 028 9140 4100







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