

# 49 Marquis Manor Bangor, BT20 3PJ

*Offers Around £129,950*



**VICTORIA**  
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# Delightful Two-Bedroom Apartment Located In The Heart Of Bangor

This delightful two-bedroom apartment located in Marquis Manor, Bangor offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a bright living space.

The well-proportioned living area provides ample space for relaxation and entertaining with an

adjoining kitchen making it convenient for hosting. The two bedrooms are generously sized, offering a peaceful retreat at the end of the day.

Situated in the heart of Bangor, this apartment benefits from excellent local amenities, including shops, cafes, and parks, all within easy reach.

Additionally, with good transport links, you can easily explore the wider area.

With considerable works completed within the last year, this apartment in Marquis Manor is a lifestyle choice that offers both convenience and comfort and is an opportunity not to be missed.





## PROPERTY FEATURES

- Charming Second Floor Apartment
- Two Bedrooms
- New Bosch Boiler Fitted Within The Last Year
- Located Near To Transport Links
- Spacious Living Room
- Bright Bathroom
- Recently Upgraded Consumer Unit And Electrical Safety Certificate
- Adjoining Kitchen
- Gas Fired Central Heating System
- Situated Close To Local Schools, Amenities And Parks



## PROPERTY MEASUREMENTS

Lounge	12'8" max x 22'7" max
Kitchen	7'11" x 9'10"
Bathroom	6'0" x 9'8"
Bedroom 1	8'1" max x 17'1" max
Bedroom 2	10'0" max x 15'5" max

### Directions

Marquis Manor is located off the Clondeboye Road.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be freehold.

Management Fee - Understood to be £900 per annum, billed half yearly.

Rates - Understood to be £899 per annum.

### 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>		<b>81</b>	<b>81</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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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

WHAT3WORDS: ///clip.apples.leap

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125 Main Street, Bangor BT20 4AE  
028 9147 9393

**Ballyholme**  
88a Groomsport Road, Bangor BT20 5NF  
028 9147 9444

**Comber & Ards**  
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028 9140 4100

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