



- Ground Floor, Princeton House,
Princetown Road,

Price £350,000



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Bangor, County Down
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DEVELOPMENT-NAME=PRINCETON HOUSE
APARTMENTS

Princeton House on the Prinetown Road is surely the definition of location, location, location. This marine development of only six frontline apartments sits nestled in - between two beautiful grade B2 listed properties Prinetown villa and Augustaville. Princeton House has all the benefits of private gated access onto the town's marine gardens with views over the marina, the County Down coast and stretching to the Scottish coastline. The historic stonewall which dates back to the 19th century has been restored and enhanced to provide the privacy required for such a prestigious development. Vehicular access will be via electric gates with video access onto the Prinetown Road. Luxury living space. Whilst the property has been designed to fit seamlessly into its Victorian surroundings with its Bangor Blue slate roof and sliding sash windows, internally it is definitely 21st century. Residents will enjoy all the comfort of Phoenix natural gas central heating with period style radiators and instant hot water, this coupled with a heat recovery system will provide a level of comfort beyond the norm. Hand crafted kitchens with everything from Siemens appliances and stone worktops to plate warmers and boiling taps ensures that a real feeling of luxury will prevail. The bathrooms too will impress whether it's the luxurious baths or electrically controlled thermostatic power showers and bespoke vanity units. When location and luxury are provided in equal measure demand is sure to be unrivalled and so we encourage you to visit this once in a lifetime opportunity to purchase one of these new build apartments at Princeton House. Dramatic yet restrained architecture sympathetic to the townscape has been achieved with elegance, grace and enduring style at every stage of the process in every aspect of the development. At Princeton House you will be part of a frontline marine development of just 6 beautifully crafted apartments. Each home range is size from 1080-1195 square feet and benefit from spectacular panoramic views stretching from Bangor Marina over Belfast Lough to the Antrim Hills and coastline. This stunning location also offers easy access to coastal walks whilst Bangor town centre with its selection of shops, cafes and restaurants is literally on your doorstep.

HALLWAY

LOUNGE

5.66m x 5.08m (18'7" x 16'8")

CLOAKS

KITCHEN / DINING

4.98m x 3.96m (16'4" x 13'0")

UTILITY ROOM

1.91m x 1.83m (6'3" x 6'0")

MASTER BEDROOM

5.00m x 3.58m (16'5" x 11'9")

EN-SUITE SHOWER ROOM

2.77m x 1.98m (9'1" x 6'6")

BEDROOM TWO

4.24m x 3.40m (13'11" x 11'2")

BATHROOM

2.97m x 2.87m (9'9" x 9'5")

SPECIFICATION

KITCHEN UTILITY ROOM. ~ High specification designer kitchen units ~ Stone finish worktops ~ Siemens fitted appliances including; ~ Induction hob ~ Single oven ~ Combination microwave oven ~ Dishwasher ~ Plate warmer ~ Boiling water tap ~ Under fridge ~ Under Freezer ~ Concealed stainless steel extractor fan ~ Utility room with Siemens washer / dryer BATHROOM & ENSUITE. ~ Duravit contemporary white sanitary ware with chrome fittings ~ High pressure drench Shower head and retractable hand held shower ~ WC with soft close function ~ Anti-steam illuminated mirror ~ Bespoke wall mounted vanity unit ~ Chrome heated towel radiators ~ Fully tiled shower enclosure and floor. Tiled splashbacks DECORATION. ~ Painted internal walls and ceilings ~ Victorian style doors, architraves and skirtings ~ Bespoke brass effect ironmongery FLOOR COVERINGS. ~ Ceramic tiled floor to kitchen/dining areas, bathrooms and ensuites ~ Partial wall tiling to bathrooms and ensuites ~ Carpeted flooring with high quality underlay to hall, bedrooms and lounge ELECTRICAL INSTALLATION. ~ Security alarm system ~ Wiring from communal satellite TV system ~ Cabled for Virgin Media ~ Mains supply smoke and carbon monoxide detectors with battery back up ~ Video camera entry security system HEATING. ~ High output Victorian style radiators ~ High efficiency combi gas boiler with instant hot water ~ Heat recovery system GLAZING. ~ PVC double glazing with sliding sash windows (where applicable) COMMUNAL & EXTERNAL FINISHES. ~ Security access system with video to main entrance doors ~ High specification flooring and decor to entrance lobby ~ High specification Otis lift installation ~ Secure allocated parking with automated entrance gates and lighting ~ Granite paved terraced patios and balconies ~ Landscaped communal garden and seating area with panoramic sea views ~ Feature designer external lighting ~ Power supply on balconies ~ Bangor Blue slate roof WARRANTY ~ 10 year NHBC builders warranty



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