



College Green, College Avenue,

**Price on Application**



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# - Crosby House, College Green, College Avenue, Bangor, County Down

## Price on Application

### DEVELOPMENT-NAME=CROSBY HOUSE

Please visit the link below for more information and virtual tours <http://crosbyhouse.info/> This unique refurbishment offers a select range of mews style townhouses and apartments featuring period elevational features and detailing that reflects the craftsmanship of a bygone era. These unique homes will offer an unrivalled specification and will introduce a whole new choice of stylish family living with a traditional twist to this extremely sought after part of Bangor. Crosby House will exude a resplendent atmosphere in this perfect location, rubbing shoulders with some of the finest residences in the town. These prestigious homes offer convenience to Bangor's bustling town centre, leading schools and a host of other amenities. Bangor boasts an excellent range of recreational facilities along with many beautiful town centre parks, there are golf courses at Clandeboyne Golf Club, Bangor Golf Club, and Carnalea Golf Club, rugby, football and hockey clubs, and of course sailing at Royal Ulster Yacht Club, Ballyholme Yacht Club and Bangor Marina. The ideal location in the centre of the town ensures that residents could not be better placed to enjoy all the wonderful facilities that this sought after part of County Down has to offer. **LUXURY SPECIFICATION** Luxury tile flooring to all properties in hall, kitchen, bathroom and ensuite areas except where original reclaimed wooden flooring is laid. High quality carpet to lounges, stairs (where applicable) and bedrooms except where original reclaimed wooden flooring is laid. Bespoke high quality fitted kitchens with built in neff appliances including hob/oven/extractor fan/fridge freezer and quartz/corion worktops throughout. Quartz or corion splashbacks. Utility rooms fitted with bespoke units and quality quartz/corion worktops (townhouses only). Luxury white fitted bathroom ranges with free standing baths and various high quality furniture and fittings. Gas central heating. Timber double glazed windows with exception of Apt no 2 which is grey aluminium windows. Painted white woodwork details and ceilings. White painted doors, architraves and skirtings. Comprehensive range of white electrical sockets including USB points, switches, and phone points. Fitted security alarm. BT Open Reach. All apartments fitted with communal satellite dish and tv aerial, townhouses wired for same. Smoke and carbon monoxide detectors. Lift in Apartment block. Communal hallway with original reclaimed and restored terrazzo flooring from original Bangor Grammar School. Staircase laid in bespoke carpet. Original restored staircase, balustrade and spindles from Bangor Grammar School. Driveways and parking areas laid in pebbles. 10 year Global Home Warranty. All gardens and communal areas laid in lawns with soft landscaping. Black estate fencing to communal garden. Building fitted with exact replica of original Bangor Grammar Clock. External Specification to Townhouses. Private amenity space and private parking.

External lighting to front and rear. Private rear entrance to no's 1 and 2. Garden laid in lawn. External Specification to Apartments. External lighting to front and rear of common area. Feature glazed front door with original reclaimed wooden floor in entrance porch. Private parking space, plus overflow for visitors.

### VESTIBULE

Reclaimed solid wood flooring from the School building.

### COMMUNAL ENTRANCE

Original Terraza flooring

### ENTRANCE PORCH

Tiled floor.

### ENTRANCE HALL

Tiled floor, recessed spotlights.

### CLOAKROOM/WC

White suite comprising: Dual flush WC, semi pedestal wash hand basin, tiled floor, recessed spotlights.

### KITCHEN

4.39m x 3.18m (14'5" x 10'5")

Traditional painted kitchen with a range of integrated appliances, island unit with breakfast bar. Double glazed sliding patio door leading to the central atrium.

### ATRIUM

Tiled floor and covered glazed roof, additional double glazed sliding door to

### LOUNGE

7.59m x 3.48m (24'11" x 11'5")

Wall-mounted electric fireplace, tiled floor.

### FIRST FLOOR LANDING

Aspect over Atrium.

### BATHROOM

Luxury white suite comprising: Freestanding bath with mixer taps and telephone hand shower, fully tiled built-in shower cubicle with thermostatically controlled Rainshower, semi pedestal wash hand basin, dual flush WC, tiled floor, heated towel rail.

### BEDROOM ONE

4.42m x 3.38m (14'6" x 11'1")

### EN-SUITE SHOWER ROOM

White suite comprising: Walk-in shower cubicle with thermostatically controlled rain shower, vanity unit with mixer taps, dual flush WC, tiled floor, recessed spotlights.

### BEDROOM TWO

4.22m x 3.20m (13'10" x 10'6")

### BEDROOM THREE

3.51m x 3.02m (11'6" x 9'11")

OUTSIDE

Communal gardens and car parking.



For full EPC please contact the branch

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

