



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/corian worktops throughout. Quartz or corian splashbacks. Utility rooms fitted with bespoke units and quality quartz/corian 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 and original staircase. Lift access to the 1st floor.

ENTRANCE HALL

Internal staircase to 1st floor with feature beam ceiling and clock.

LOUNGE

5.92m x 4.39m (19'5" x 14'5")

Wall-mounted electric fire, recessed spotlights, stairs to

STUDY AREA

Open plan to

KITCHEN

5.46m (max) x 4.17m (17'11" (max) x 13'8")

Contemporary fitted kitchen with a range of integrated appliances, central island with breakfast bar, views to Ballyholme beach.

BEDROOM ONE

5.46m (max) x 3.51m (17'11" (max) x 11'6")

Velux, eaves storage, recessed spotlights.

EN-SUITE SHOWER ROOM

Luxury white suite comprising: Fully tiled built-in shower cubicle with thermostatically controlled Rainshower, vanity unit, dual flush WC, part tiled walls, tiled floor, heated towel rail, velux.

BEDROOM TWO

3.58m (max) x 2.74m (11'9" (max) x 9'0")

Recessed spotlights.

BATHROOM

Luxury white suite comprising: Freestanding bath with mixer taps and telephone hand shower, dual flush WC, vanity unit, heated towel rail, tiled floor, part tiled walls, Velux.

OUTSIDE

Communal parking and gardens.

Laser Tape Clause

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



For full EPC please contact the branch

