



College Green, College Avenue,

Price £335,000



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- Crosby House, College Green, College Avenue, Bangor,
County Down
Price £335,000

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 Clondeboye 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

RECEPTION HALL

Tiled floor, exposed brick wall, under stair storage.

CLOAKROOM/WC

White suite, dual flush wc, vanity unit, tiled floor.

LOUNGE

4.62m x 3.28m (15'2" x 10'9")

Feature stone fireplace, electric inset and slate hearth, exposed brick wall.

KITCHEN

4.32m x 3.33m (14'2" x 10'11")

Traditional painted kitchen, range of integrated appliances, casual dining area, recessed low voltage spotlights, ceramic tiled floor.

UTILITY

Range of units, ceramic tiled floor, door to garden.

FIRST FLOOR

MASTER BEDROOM

4.85m (max) x 3.33m (15'11" (max) x 10'11")

Exposed wooden floor, exposed brick wall.

EN-SUITE SHOWER ROOM

White suite, fully tiled built in shower cubicle, thermostatically controlled shower unit, rain shower, pedestal wash hand basin, dual flush wc, tiled floor, recessed low voltage spotlights, heated towel rail.

BEDROOM 2

3.58m x 3.12m (11'9" x 10'3")

BATHROOM

Luxury white suite, free standing bath with mixer taps, fully tile built in shower cubicle, thermostatically controlled shower unit, rain shower, vanity unit, dual flush wc, ceramic tiled floor, recessed low voltage spotlights.

SECOND FLOOR

Luggage room, under eaves storage.

BEDROOM 3

8.03m (max) x 3.35m (26'4" (max) x 11'0")

Velux, vaulted ceilings, exposed wooden floor, under eaves storage.

OUTSIDE

Private rear garden in lawns. Car parking space for 2 cars to front.



For full EPC please contact the branch

