



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Wales & N.Ireland | | | |
| Directive 2002/91/EC | | | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Wales & N.Ireland | | | |
| Directive 2002/91/EC | | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



Marquis Manor,
Offers in the region of £89,950



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Marquis Manor, Bangor, County Down Offers in the region of £89,950

Offering generously proportioned rooms throughout, this well presented ground floor apartment needs to be viewed internally to be fully appreciated. The feeling of space is evident throughout with an entertainment sized lounge as well as 2 genuine double bedrooms, a modern fitted kitchen and Bathroom with white suite. The property benefits from Gas fired heating and is fully double glazed. The location offers ease of access to both Bangor town centre and main arterial routes and we have no hesitation in recommending immediate viewing.

ENTRANCE HALL

upvc double glazed front door, storage cupboard.

THROUGH LOUNGE

7.14m x 4.22m (23'5" x 13'10")
Laminate wooden floor.

MODERN FITTED KITCHEN

3.18m x 2.95m (10'5" x 9'8")
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level

units with laminated work surfaces, part tiled walls, built in oven and 4 ring ceramic hob, extractor fan and canopy, plumbed for washing machine, gas fired boiler, laminate wooden floor and casual dining area.

BEDROOM ONE

5.64m x 2.74m (18'6" x 9'0")

BEDROOM TWO

4.62m x 3.05m (15'2" x 10'0")

BATHROOM

White suite comprising : Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, low flush WC, part tiled walls, extractor fan.

OUTSIDE

1 allocated car parking space and additional visitors parking available.

MANAGEMENT CHARGE

Approx £50 per calendar month.

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

