


Apt 46 Cotton Hall, Faulkner Road,
Bangor, County Down, BT20 3FA

Asking Price: £142,500

 **Reeds Rains**

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Apartment 46 Cotton Hall, Faulkner Road, Bangor, BT20 3FA
Asking Price: £142,500

EPC Rating: B

Description

We are delighted to introduce to the market this modern first-floor apartment . The property boasts all the necessities of modern-day living and will leave the buyer with nothing to do but move in. The accommodation comprises of 2 double bedrooms, .master with ensuite shower room, and a family bathroom. The modern kitchen is open plan to a dining and living area. Externally there is ample parking for residents and visitors with key fob access to give extra security. All in all a well presented modern property ideal for downsizers, first time buyers and investors alike.

Communal Entrance

Stairs to first floor.

Entrance Hall

Laminate wooden floor, built in storage cupboard, Intercom.

Lounge

18'7" (5.66) x 18'1" (5.5) INCLUDING KITCHEN

Laminate wooden floor, uPVC double glazed French doors to Juliet Balcony. Open plan to Kitchen.

Kitchen

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring gas hob, stainless steel chimney extractor fan, integrated fridge/freezer, integrated washer/dryer, Gas boiler, part tiled walls, ceramic tiled floor.

Bedroom 1

13'10" x 11'2" (4.22m x 3.4m)
Laminate wooden floor.

Ensuite Shower room

Modern white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower and Rain shower, semi pedestal wash hand basin, dual flush WC, ceramic tiled floor, extractor fan.

Bedroom 2

11'5" x 15'6" (3.48m x 4.72m)

Bathroom

6'7" x 5'10" (2m x 1.78m)
Modern white suite comprising: Panelled bath with mixer taps, dual flush WC, semi pedestal wash hand basin, ceramic tiled floor, extractor fan.

Outside

Secure entrance gates with key fob access to car parking space and additional visitors' parking space.

Gardens

Communal in lawns and paved walkways. Bin storage.

Management Charges

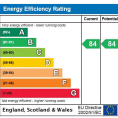
£775 PA, Approx. £65 PCM.

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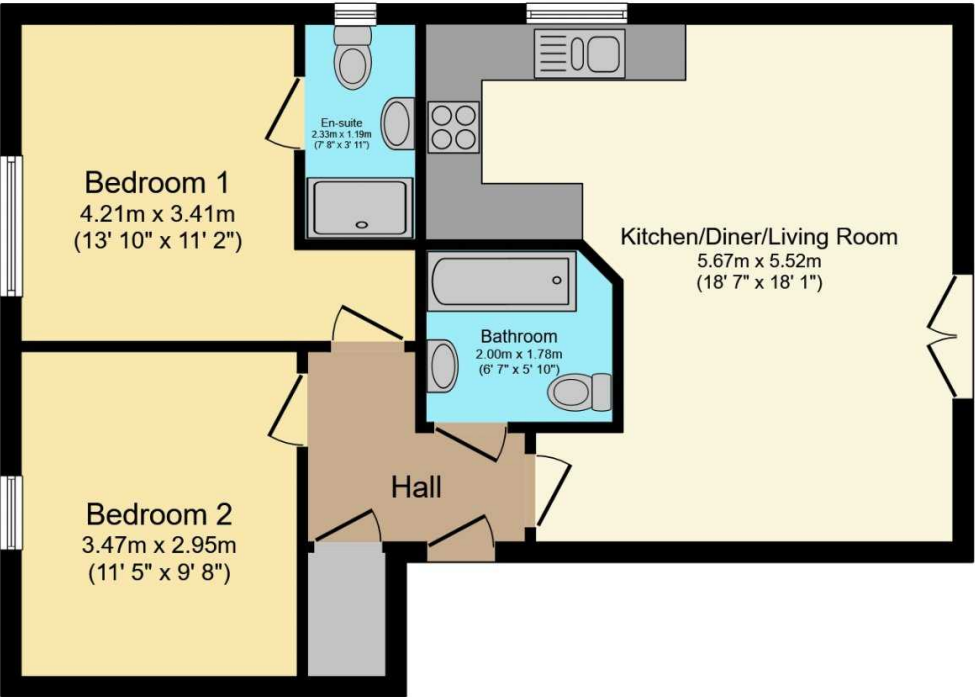
All Measurements
All Measurements are Approximate.

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

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 60.4 sq.m. (650 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Other important information which you will need to know about this property can be found at reedsrains.co.uk