

**APT 8 CASTLE LODGE, BANGOR,**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

OFFERS OVER £160,000



All the ingredients to enjoy a busy modern lifestyle are right here in this appealing first floor apartment. The modern design and construction of the property gives a pleasant air of space and the location couldn't be better for commuting to and from Belfast and for convenience to a varied selection of retail shopping in the town centre. For a young single or couple this has got to be a serious contender for those, who when at home, enjoy the comfort and when away appreciate the security on offer. If you need that bolthole in which to chill out can we suggest a viewing of this home, you'll be pleasantly surprised how well it will answer your needs.



Key Features

- First Floor Apartment
- 2 Bedrooms
- Spacious Lounge/Dining Area
- White Gloss Kitchen
- Phoenix Gas Heating System
- Secure Parking
- Handy Location
- Immediate Possession



ACCOMMODATION

Hardwood entrance door into ...

ENTRANCE PORCH

Solid oak wood floor.

ENTRANCE HALL

Solid oak wood floor. Walk-in cloaks cupboard. 3 Downlights. Telephone point.

LOUNGE

14'7" x 11'8"

Solid oak wood floor. 3 Wall light points. TV point.

DINING AREA

9'8" x 9'8"

"L" SHAPED KITCHEN

10'10" max x 13'10" max

Range of white gloss high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinet. Built-in 4 ring Creda hob and oven under. Extractor hood with integrated fan and light. Integrated dishwasher and fridge/freezer. Ceramic tiled floor. 4 Downlights. Concealed lighting.

BEDROOM 1

13'4" at widest pt x 12'8"

ENSUITE

Comprising: Corner shower with thermostatic shower over. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan.

BEDROOM 2

12'0" x 10'9"

BATHROOM

Coloured suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan.

OUTSIDE

Communal gardens and secure car parking.

PLEASE NOTE

Management Fee: To be confirmed





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be? To answer these and other mortgage related questions contact Faith Stead on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17659617

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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