



1 DONARD COURT

**Rugby Avenue Bangor
BT20 3QN**

- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- Navy Kitchen
- White Shower Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- Garage
- Well Presented Throughout
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £135,000

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ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Built-in cloaks cupboard.

LOUNGE

22'2" x 11'8" (6.76m x 3.56m)

Laminated wood floor. TV point.
Telephone point.

KITCHEN

11'8" x 10'4" (3.56m x 3.15m)

Range of navy high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Single drainer stainless steel sink unit with mixer taps. Zanussi built-in 4

ring hob and double oven.

Extractor canopy with integrated fan and light. Plumbed for washing machine. Part tiled walls.

BEDROOM 1

12'8" x 10'5" (3.86m x 3.18m)

Built-in double wardrobe.
Laminated wood floor.

BEDROOM 2

11'4" x 10'5" (3.45m x 3.18m)

SHOWER ROOM

Walk-in shower with Thermostatic shower over. Pedestal wash hand basin. W.C. Built-in storage cupboard. Tiled walls. Ceramic tiled floor. Chrome heated towel rail.

OUTSIDE

Communal gardens and parking area.

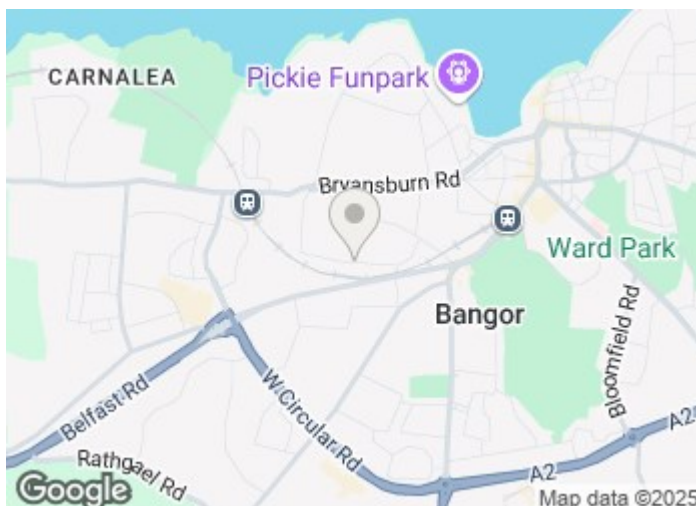
GARAGE

16'3" x 8'10" (4.95m x 2.69m)

Up and over door.

SERVICE CHARGE

Currently £840.00 approximately per annum.



Directions



Floor Plan

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