

ULSTER PROPERTY SALES

UPS

RENTALS - BANGOR

88 Main Street, Bangor, BT20 4AG

028 9070 1000

rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**83C SHAFTESBURY ROAD,
BANGOR, BT20 3GD**

£795 PER MONTH



Located in the sought area of Shaftesbury Road, Bangor, this top floor apartment presents an excellent opportunity for those seeking a modern and convenient living space. The property is situated within a highly sought-after residential development, ensuring easy access to local amenities, schools, and main arterial routes.

Upon entering, you are welcomed by a hall featuring built-in storage. The heart of the home is a contemporary fitted kitchen, complete with integrated appliances, which flows seamlessly into an open plan living and dining area.

The apartment boasts two generously sized double bedrooms. A well-appointed family shower room, featuring a stylish white suite, completes the accommodation.

Additional benefits include gas-fired central heating and double-glazed windows. The property also comes with two allocated parking spaces, a valuable asset in this bustling area.

Given its prime location and modern features, early viewing of this apartment is highly recommended to fully appreciate all it has to offer.



Key Features

- Top Floor Apartment, Located In A Sought After Residential Development
- Two Double Bedrooms
- Family Shower Room Comprising White Suite
- Modern Fitted Kitchen, Open Plan Living/Dining Room
- Gas Fired Central Heating And Double Glazed Windows
- One Allocated Car Parking Space
- Early Viewing Recommended



Accommodation Comprises

Entrance Hall

Tiled floor, velux style window.

Landing

Built in storage, enclosed gas fired boiler.

Kitchen/Living/Dining

Fitted kitchen with range of high and low level units, laminate work surfaces, inset stainless steel sink with mixer tap and drainer, integrated washing machine, integrated fridge/freezer, integrated oven, four ring gas hob, stainless steel extractor hood, partially tiled walls, recessed spotlights, tiled floor, door opening to Juliette balcony.

Bedroom 1

Double bedroom with recessed spotlights.

Bedroom 2

Double bedroom.

Shower Room

White suite comprising, corner shower enclosure, sliding doors, wall mounted overhead shower, low flush w/c, wall mounted wash hand basin with mixer taps, tiled floor, part tiled walls, part panelled walls, recessed spotlights, extractor fan.

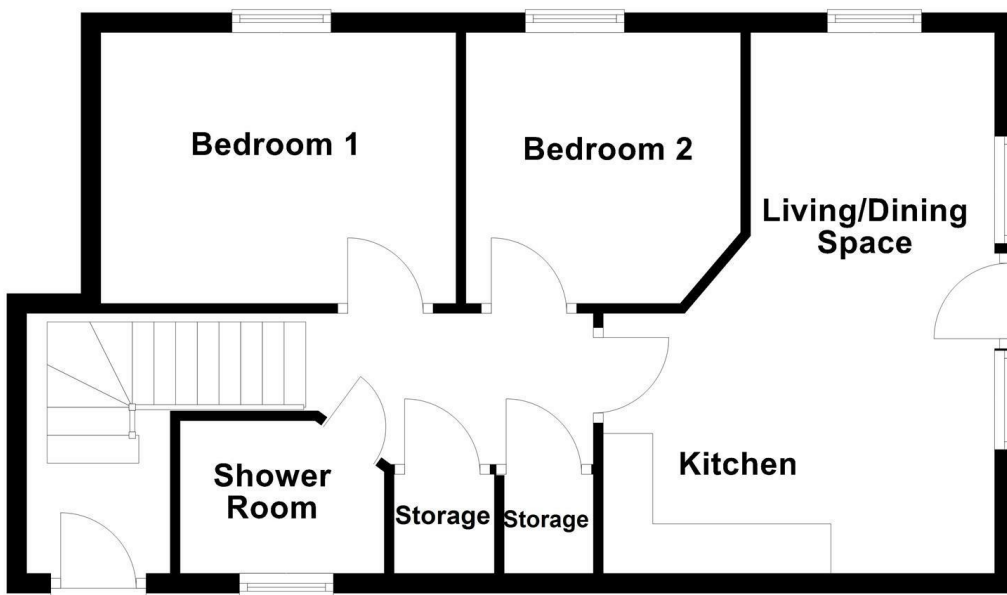
Outside

Allocated parking spaces.





Ground Floor



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

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 our mortgage advisor on 028 9070 1000.

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.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark