



ULSTER PROPERTY SALES

# UPS

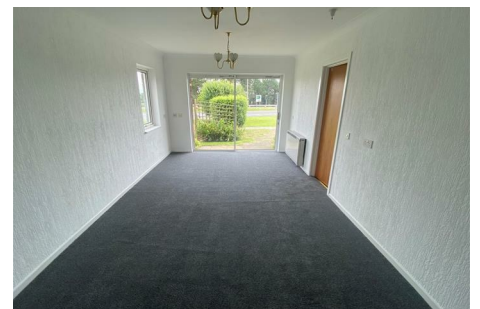
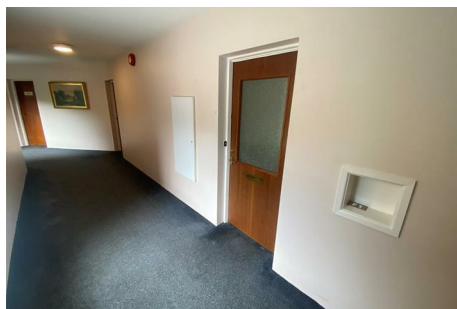
**BANGOR BRANCH**

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 4 LYNDHURST COURT

Bangor BT19 1AP

- Ground floor Apartment
- 2 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Economy 7 Heating System

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

**Offers Over £120,000**

# 4 Lyndhurst Court

, Bangor, BT19 1AP



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Built-in storage cupboard.

## LOUNGE

10'9" x 10'8" (3.28m x 3.25m)

## KITCHEN

10'8" x 8'8" (3.25m x 2.64m)

Range of white fronted high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring hob and oven. Built-in extractor fan. Single drainer sink unit with mixer tap.

## BEDROOM 1

17'3" x 11'0" at widest pt (5.26m x 3.35m at widest pt)

## BEDROOM 2

10'8" x 8'9" (3.25m x 2.67m)

## SHOWER ROOM

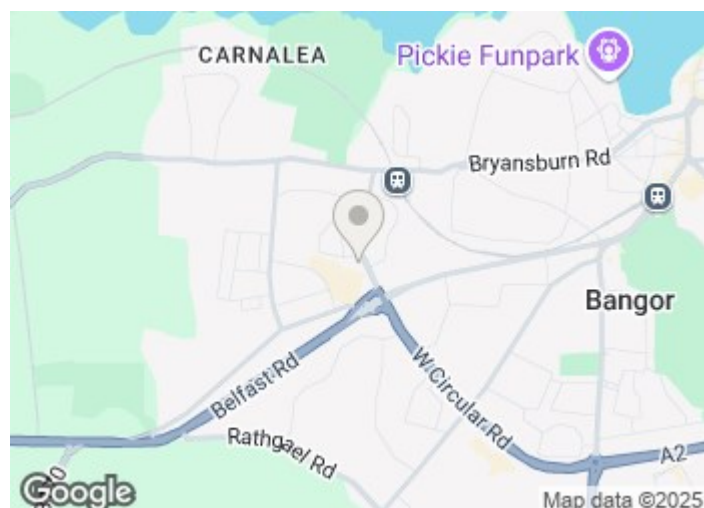
Comprising: Corner shower with Mira Excel electric shower. Pedestal wash hand basin. W.C. Panelled walls. Built-in hotpress with insulated copper cylinder and immersion heater. Built-in extractor fan.

## OUTSIDE

Communal gardens. Car parking.

## MANAGEMENT FEE

£1995.00 PER ANNUM.



## Directions





Floor Plan

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