



## 5B Leamont Park

Banbridge  
BT32 3HZ

Offers Over £69,950

- Ground Floor Apartment
- Investment/First Time Buy
- Two Bedrooms
- Large Living Area
- Double Glazed Windows
- Gas Fired Central Heating
- On Street Car Parking
- EPC - 74C
- Chain Free Sale
- Viewing By Appointment Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Welcome to 5B Leamont Park, Banbridge - a charming apartment that could be your next dream home! This lovely property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family, guests, or even a home office. The apartment features a well-maintained bathroom, ensuring your comfort and convenience.

Situated in the heart of Banbridge, this property offers a fantastic opportunity to enjoy all the amenities this vibrant town has to offer. Whether you're looking for local shops, restaurants, or leisure facilities, everything is within easy reach.

The property covers approx 650 sq ft & the layout of this apartment maximises the use of space, creating a warm and inviting atmosphere. Ideal for those seeking a cosy and manageable living space without compromising on style.

#### ACCOMMODATION

Ground floor flat with communal entrance and also two private kitchen with tiled flooring, room for amenities and plenty of worktop space. Lounge area with laminate floor laid, access to private front patio area. Bedroom one with carpet laid. Bedroom two also with carpet laid. W.C with tile floor laid, shower over bath, and hand wash basin. Property also comes with own store room and stone tile patio. Communal rear garden.

#### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

#### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Leanne Glover**

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#### Ballynahinch Branch

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028 9756 4400

#### Downpatrick Branch

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028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
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#### General Enquiries

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**5B Leamont Park, Banbridge**

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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