



60 MARQUIS MANOR, BANGOR, BT20 3PJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent energy efficiency	C	77	79
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
No energy efficiency - higher energy costs	G		

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £100,000



From first time purchase to weekend bolthole, makes this first floor apartment an ideal purchase to a number of potential buyers. Compact easily managed accommodation with relatively low overheads will appeal to those with a busy lifestyle on a limited budget, who could appreciate the potential of a cosy comfy crash pad in which to escape the stress of the day. With multiple retail shopping close to hand and the appeal of a well matured, attractive residential location, makes this purchase a great opportunity at a more than appealing price. Go for it, as a second chance may be a long time in coming

Key Features

- First Floor Apartment
- 2 Bedrooms
- Spacious Lounge / Dining Area
- Oak Kitchen
- uPVC Double Glazing
- White Bathroom Suite
- Phoenix Gas Heating System
- Immediate Possession



ACCOMMODATION

ENTRANCE PORCH

Built in cloaks cupboard.
Laminated wood floor.

ENTRANCE HALL

Laminated wood floor. 8 pane double doors with bevelled glass in...

LOUNGE / DINING AREA

22'10" x 17'2" narrowing to 9'6"
Open fireplace with tiled surround and hearth.. Mahogany mantel.

KITCHEN

10'11" x 6'2"
Range of high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor.

BEDROOM 1

11'9" x 9'9"

BEDROOM 2

11'8" x 8'5"

BATHROOM

White suite comprising panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Built in extractor fan.

OUTSIDE

Communal Gardens. Allocated car parking space. Management Fee £594.00 per annum.

Management Fee

Management Fee: £594.00 per annum approximately.



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 Partner Jonathan Collins 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. 17924039

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

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

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

