



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

22 CASTLE LODGE | Bangor, BT20 4LX
OFFERS AROUND £154,950

The Property

Situated off Ward Park this is an excellent opportunity to purchase a fantastic top floor apartment offering excellent convenience to not only the park but to Bangor town centre, Bloomfield shopping complex, Aurora Aquatic Centre and Castle Park, as well as excellent schools.

Ready for immediate occupancy this bright and spacious apartment is well designed to maximise the natural light flowing into the property. The accommodation comprises of spacious living room, with solid wooden floor, which is open plan to a modern fitted kitchen with dining area, two well proportioned bedrooms and a bathroom with four piece white suite. Other benefits include Phoenix Gas heating and double glazed windows.

Outside there is private resident parking, some of which is accessed via remote controlled gate, as well as visitor parking and beautifully presented gardens. This apartment also has two privately owned balconies, one of which is accessed from the living room with a westerly aspect and the other one which is accessed from the master bedroom, meaning that the sun can be enjoyed externally at different times of the day.

This exceptional apartment will appeal to a range of potential purchasers including first time buyers, young professionals, the retired and investors. This is a sector of the market which is moving extremely well and as a result we can thoroughly recommend a viewing at your earliest opportunity so as to appreciate it in its entirety.

Offers around £154,950

Second Floor Apartment

2 Bedrooms

1 Reception



Property Features

- Exceptional Top Floor Apartment
- Lift Access to all Levels
- Convenient Location in Close Proximity to Ward Park, Bloomfield Shopping Complex, Aurora Aquatic Centre, Bangor Town Centre and Leading Schools
- Bright and Spacious Apartment with Plenty of Natural Light Flowing In
- Living Room with Solid Wooden Floor and Access to Privately Owned Balcony with Westerly Aspect
- Modern Fitted Kitchen Open Plan to Casual Dining Area (Very Few Other Properties in this Development have this Layout)
- Two Well Proportioned Bedrooms
- Master with Access to Privately Owned Balcony
- Bathroom with Four Piece White Suite
- Phoenix Gas Heating
- Double Glazed Windows
- Private Resident and Visitor Parking
- Resident Parking Accessed via Electronic Gates
- Wide Ranging Appeal to a Host of Potential Purchasers
- Ready for Immediate Occupancy
- Early Viewing Essential

Accommodation

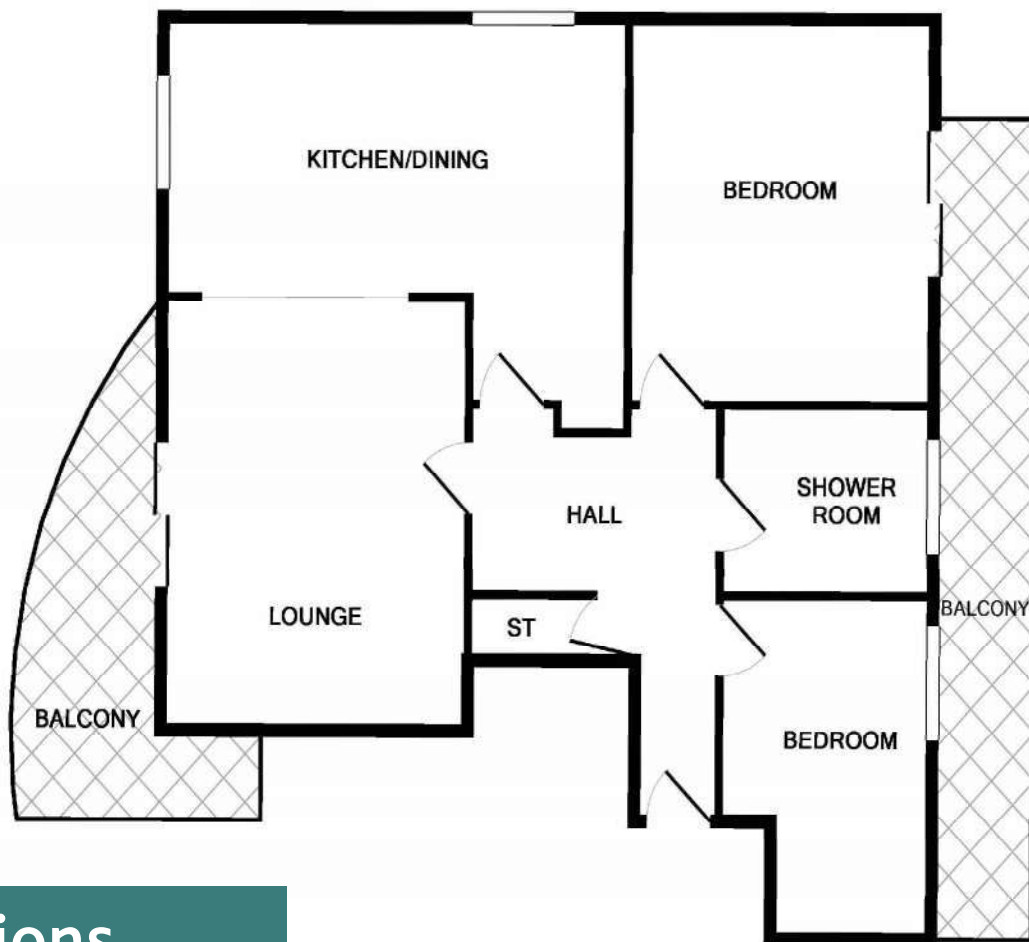
Second Floor	Master Bedroom
Reception Hall	13'4" x 11'8"
Living Room	BedroomTwo
14'7" x 11'8"	12'0" x 7'9"
Kitchen/Casual Dining	Bathroom
Area	
17'11" x 9'9"	

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



"Outside there is private resident parking, some of which is accessed via remote controlled gate, as well as visitor parking and beautifully presented gardens."





Directions

Heading out of Bangor along Castle Street, Castle Lodge is on the right hand side just opposite Ward Park.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and is not to be relied upon. The services, systems and appliances shown here are for illustrative purposes only and their operability or efficiency can be checked by a qualified professional. Made with Metropix ©2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		74	79
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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