

simon**BRIEN**  
RESIDENTIAL

Apartment 4, Farnham Lodge,  
Bangor, BT20 3SW



Asking Price £225,000

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## FEATURES

- Fantastic first floor apartment in a popular development
- Located within the select Farnham Lodge development of only four apartments
- Within a few minutes' walk to Bangor, the marina, Pickie Play Park and Skipperstone Beach along the coastal path
- Communal entrance hall leading to the first floor
- Bright, spacious and easily maintained accommodation
- Bright and airy lounge with feature bay window
- Two double bedrooms
- Master bedroom with en suite shower room
- Four piece family bathroom suite
- Gas fired central heating / Double glazed throughout
- Ample storage space throughout
- Allocated car parking space, plus visitor parking for guests

## SUMMARY

Situated in the exclusive Farnham Lodge development, a short stroll from Bangor Marina, Pickie Play Park, Skipperstone Beach and the Coastal path. This exclusive development provides excellent accommodation and secure car parking.

Located on the first floor, the property comprises of two spacious double bedrooms, the master with ensuite shower room and an additional bathroom. A fitted kitchen with integrated appliances is complemented by a bright living and dining area with feature bay window.

This quality apartment is sure to appeal to a wide range of potential purchasers from downsizers, professionals, and investors. An internal inspection is highly recommended to appreciate this quiet and spacious apartment.

Farnham Lodge enjoys ease of access into Bangor and all of its amenities, Carnalea and Helens Bay Golf Clubs, Stricklands Glen and being within walking distance to Bangor Lawn Tennis Club. Those that commute to Belfast will enjoy the proximity to the Bangor West halt and accessibility to the A2 Belfast Road.

In all, this is an excellent opportunity to purchase a high quality and easily maintained apartment.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### COMMUNAL ENTRANCE:

Glazed solid wood communal front door with side lights and intercom system.



### FIRST FLOOR

#### ENTRANCE:

Wooden entrance front door leading to glazed door to entrance hall.







**LOUNGE:**  
18' 02" x 14' 10" (5.54m x 4.52m)  
Feature bay window, corniced ceiling.



**KITCHEN:**  
12' 04" x 9' 06" (3.76m x 2.9m)  
A range of high and low level units. single stainless steel sink unit with mixer taps. 4 ring hob unit, built in oven, over head extractor hood, integrated fridge freezer and plumbed for washing machine, concealed lighting.



**BATHROOM:**  
Family bathroom, panelled bath with mixer taps, separate corner shower unit with shower screen, pedestal sink with mixer taps, low flush WC, tiled floor.



**BEDROOM (2):**  
14' 09" x 8' 09" (4.5m x 2.67m)







**BEDROOM (1):**  
18' 01" x 12' 04" (5.51m x 3.76m)



**ENSUITE SHOWER ROOM:**  
Shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush WC, extractor fan.

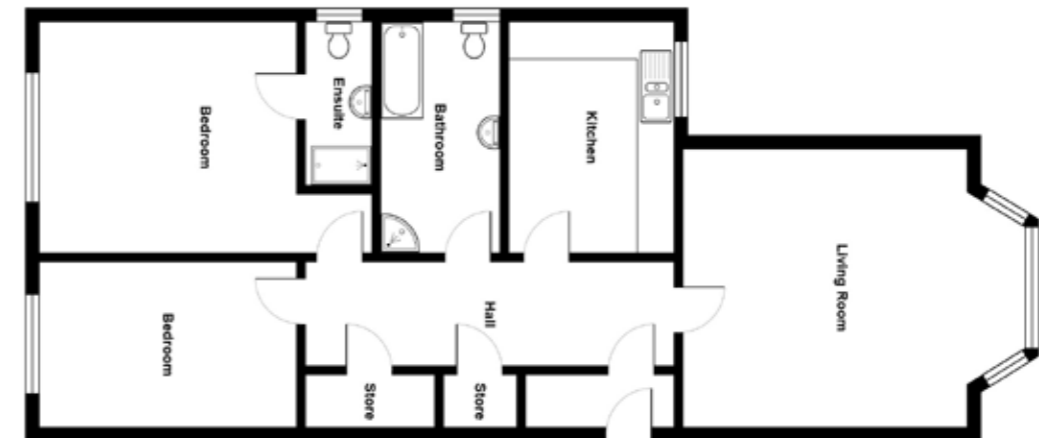


**OUTSIDE**

Allocated car parking space for this apartment, visitor parking for guests. Communal lawn areas, bin storage areas, outside lights.

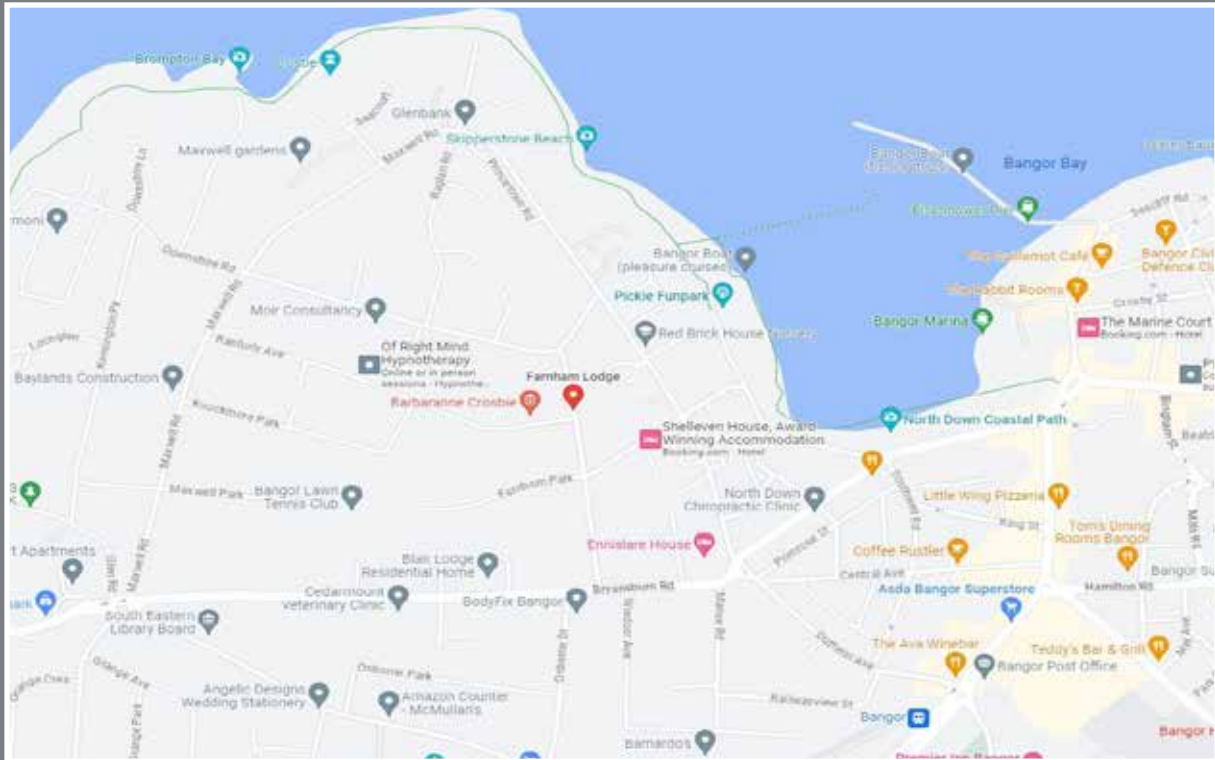


**FLOOR PLAN**





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RM/F/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

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