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**Flat 23, Uxbridge Court, Holyhead Road, Bangor, Gwynedd, LL57 2HW**

Asking Price: £82,500

EPC Rating: C

# Flat 23, Uxbridge Court, Holyhead Road, Bangor, Gwynedd, LL57 2HW

## Summary

Located close to the train station and all the amenities Upper Bangor has to offer, this spacious 2nd floor apartment is a great opportunity for you to consider. Set within a larger apartment block with a lift to all floors, communal lounge and off road parking this modern apartment briefly consists of a welcoming Entrance Hall with all the rooms leading off it. The light and spacious Lounge has an open plan design that incorporates a fully fitted Kitchen with a range of white coloured base and wall units, topped with a wood effect work surface and equipped with an electric oven and hob. Off the Hallway are 2 Bedrooms made up of a generous size Double Bedroom and a smaller Single Bedroom. Both have a fitted wardrobe and are served by a stylish, fully tiled Shower Room that is fitted with a white Wc suite and a standard size, walk in Shower. The property has an electrical heating system as well as uPVC Double Glazing and an emergency call alarm. Outside to the rear of the property is a well-kept communal garden and a communal car park. So if you are looking for a conveniently placed apartment, book a viewing now to fully appreciate this great opportunity.

## Directions

From our Bangor office follow the road towards the train station and go straight ahead at the traffic lights. Follow the road up the hill and after approximately 100 yards Uxbridge Court will be on your right.

**What3words reference…intrigues.plot.writeup**

## Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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 should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Heating

Electric Heating. The agent has tested no services, appliances or central heating system (if any).

## Tenure

We have been informed the tenure is Leasehold on a 999 year lease from October 1989 with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

**Ground Rent: £0.**
**Service Charge: Approx. £2,093 per annum.**

## Council Tax Band

The property is council tax band B.

## Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.













**Entrance Hall**

| | |
|---|---|
| **Lounge** | *4.50m x 4.06m (14'9" x 13'4") max dimensions* |
| **Kitchen** | *3.60m x 1.80m (11'10" x 5'11") max dimensions* |
| **Bedroom 1** | *3.25m x 3.43m (10'8" x 11'3") max dimensions* |
| **Bedroom 2** | *1.94m x 4.06m (6'4" x 13'4") max dimensions* |
| **Shower Room** | *1.82m x 1.80m (6' x 5'11")* |



- Spacious 2nd Floor Apartment
- Close To All Local Amenities
- 2 Bedrooms
- Generous Size Open Plan Lounge/Kitchen
- Stylish Shower Room
- Communal Parking Available
- Lift To All Floors
- Communal Lounge

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