

Tim Martin
— .co.uk



**3 Hampton Court
Ballygowan
BT23 6HX**

**Rent
£750 Per Month**

**www.timmartin.co.uk
Telephone 028 91 878956**

SUMMARY

A well presented and spacious first floor apartment, located in the ever popular and convenient Hampton Court development, in the heart of Ballygowan village.

The apartment boasts bright and spacious accommodation comprising of a beautifully appointed open plan kitchen, living and dining area, fitted with a modern fitted kitchen, two excellent sized bedrooms and a bathroom, fitted with a stunning white suite.

The apartment is further enhanced by gas fired central heating, uPVC double glazing and ample resident and guest parking and is available immediately on an unfurnished basis.

Ballygowan enjoys a host of local shops, butcher's, pharmacy, coffee shop and ease of access to two primary schools, Carrickmannon and Alexander Dickson. A regular bus service and an excellent road network make for a convenient commute into Belfast city centre.

RENT: £750.00 per month
RATES: Landlord Pays Rates
DEPOSIT: £750.00

NB: Sorry, No Pets

*** This property is fitted with gas heating. Some providers may request a deposit from a tenant when they open their gas account. This deposit is separate from the tenancy deposit requested by the landlord or his agent at the start of tenancy.

- Open Viewing Wednesday 15th April between 4.30pm and 5.00pm
- Well Presented First Floor Apartment Set In This Modern Development
- Open Plan Kitchen, Living and Dining Area
- Modern Fitted Kitchen
- Two Excellent Sized Double Bedrooms
- Bathroom Fitted with a Stunning White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Within Walking Distance to Many Local Shops, Coffee Shops, Chemist and Primary School
- Convenient Commute to Belfast via an Excellent Road and Public Transport Network
- Available Immediately on an Unfurnished Basis

Communal Entrance Leading To 1st Floor

Entrance Hall

Wood laminate floor; corniced ceiling; built-in cloak cupboard;

Open Plan Kitchen / Living / Dining Area:

19'6 x 16'3 max meas (5.94m x 4.95m max meas)

Excellent range of modern high and level modern high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; integrated Beko electric under oven with four ring ceramic hob; concealed extractor fan over; space and plumbing for washing machine; space for fridge / freezer; wood laminate worktops; wood laminate floor; corniced ceiling; recessed spotlights; tiled splashback;

Bedroom 1

15'4 x 9'9 (4.67m x 2.97m)

Built-in wardrobes; Gas Fired Boiler;

Bedroom 2

16'6 x 9'5 (5.03m x 2.87m)

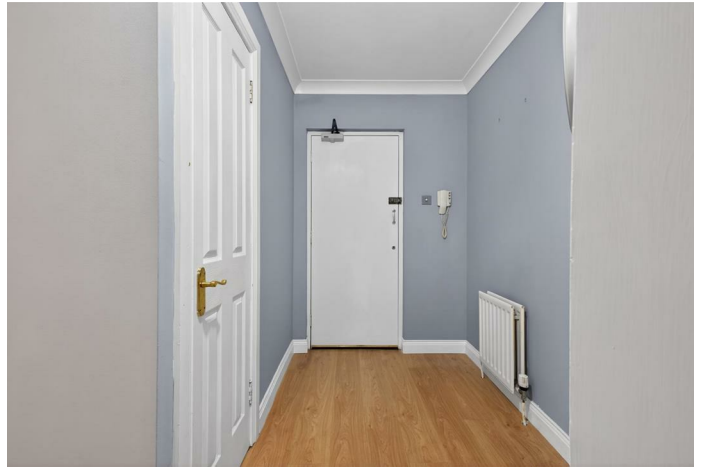
Bathroom

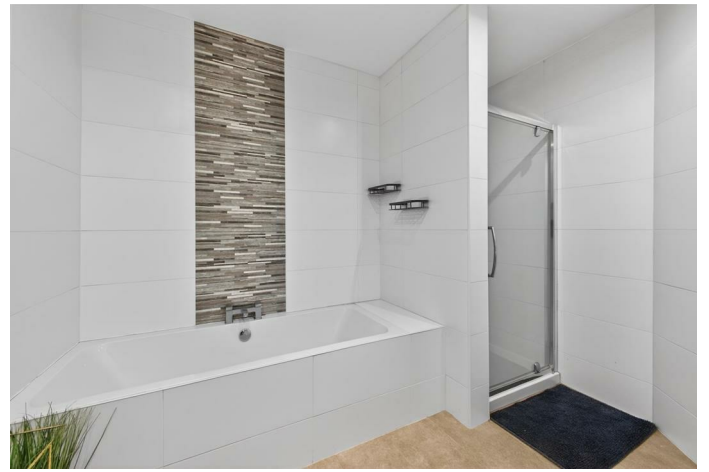
9'8 x 8'8 (2.95m x 2.64m)

Stunning white suite comprising tiled panelled bath with centrally located pillar mixer tap; separate shower cubicle with chrome thermostatically controlled shower unit and wall mounted telephone shower attachment; wash hand basin with mono mixer tap; vanity unit under; close coupled wc; tiled walls and floor; recessed spotlights; extractor fan;

Outside

Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.