



8 Hampton Court, Ballygowan, BT23 6HW

Asking Price £119,950

This well maintained two bedroom ground floor apartment is located in the Hampton Court development, popular for its proximity to local amenities and arterial routes. The current owner has kept the apartment to a high standard throughout and it benefits from two double bedrooms, a white bathroom suite with bath and a separate shower cubicle and a bright and spacious open plan kitchen / living / dining area. There is also an intercom entry system, residents parking and well maintained communal areas, this is a great buy as an investment, or for anyone commuting to Belfast and we recommend early viewing to avoid disappointment.

- Modern ground floor apartment
- Spacious lounge / dining open to the kitchen
- Bathroom with white suite and additional shower cubicle
- Double glazed windows
- Cul de sac development
- Two double bedrooms
- Fitted kitchen
- Gas central heating
- Parking and communal areas
- Walking distance to many amenities.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	61
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises
Communal front door leading to the entrance hall.

Communal entrance hall



Apartment entrance door leads to the communal entrance hall.

Entrance hall



Laminate flooring, storage cupboard with gas boiler.

Lounge / dining / kitchen 19'8 x 19'7 (5.99m x 5.97m)



At widest points. Laminate flooring, open to the dining area.

Dining area image



Kitchen



Range of high and low level units, single drainer sink unit with mixer taps, formica

work surfaces, part tiled walls, extractor fan, 4 ring hob and under oven, plumbed for washing machine, fridge freezer space, recessed spotlights.

Bedroom 1 15'5 x 13'2 (4.70m x 4.01m)



Laminate flooring.

Bedroom 2 14'11 x 10'1 (4.30m x 3.07m)



Laminate flooring.

Bathroom 9'7 x 7'9 (2.92m x 2.36m)

White suite comprising tiled panelled bath, mixer taps, corner shower cubicle with thermostatically controlled shower, low flush w/c, pedestal wash hand basin, fully tiled walls, extractor fan, tiled floor, recessed spotlights.

Outside

Communal areas.

Parking

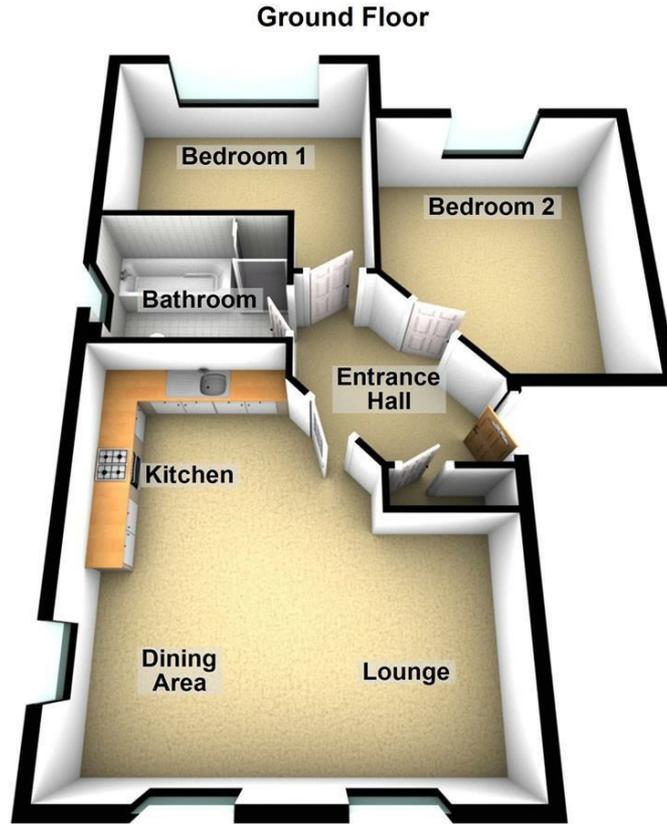


Communal parking areas.

Note

Management charges, CSM £229.81 per quarter.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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