

# RODGERS & BROWNE



Apt 10 Kingsleigh, 31b Kings Road  
East Belfast, BT5 6JG

*offers over £295,000*



## *The Owner's Perspective...*

*"I have enjoyed living here. The apartment is in the perfect location to combine city living and rural idyll. I was initially hesitant about moving from a four bedroom house to a two bedroom apartment as I thought it would feel cramped and claustrophobic but the apartment's open plan and high ceilings make it feel spacious, light, and airy and tranquil. I've enjoyed having coffee on the balcony and watching the birds or listening to snippets of conversations between walkers on the greenway. It's been a perfect spot for me to downsize to."*

76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Kitchen



Inner Hall/ Dining room



Kitchen

### *The facts you need to know...*

Superb first floor two bedroom apartment within a much sought after location, lovingly refurbished in recent years

Located in an exceptionally quiet south facing setting, tucked away from traffic and noise and surrounded by mature trees backing directly onto the Comber Greenway whilst close to the bustling Ballyhackamore village with its cafes, restaurants, and shops

The high ceilings and spacious rooms mean it is an ideal downsizing opportunity without compromise on space or comfort

Drawing room with gas fire opens to a balcony where morning coffee or evening relaxation can be enjoyed

Spacious inner hall opens to a bright dining area

Recently fitted stylish kitchen with integrated appliances

Rear hallway offer privacy with access to the two bedrooms and bathroom

Ensuite shower room to the main bedroom

Gas fired central heating and PVC double glazed windows

Lift access directly to the first floor

Residents' and visitors' parking for ease and convenience

Excellent arterial transport links, with easy access to Belfast City Centre and beyond

All in all a home offering an unmistakable tranquil and peaceful feel throughout with a true sense of nature on the doorstep, yet convenient to the city



Drawing Room



Inner Hall/ Dining Room



*The property comprises...*

**GROUND FLOOR**

**COMMUNAL ENTRANCE HALL**

Tiled floor. Lift and stairs to the first floor with intercom access for visitors.

**First Floor**

**PORCH**

8' 0" x 7' 8" (2.44m x 2.34m)  
Hard wood front door. Solid wooden floor. Door to:

**INNER HALL/DINING ROOM**

Two built-in storage cupboards. Intercom. Solid wooden floor. Double doors to:

**DRAWING ROOM**

19' 4" x 14' 11" (at widest points) (5.89m x 4.55m)  
Double doors to fireplace with wooden mantel piece and surround, stone hearth and gas fire inset. Double glazed double doors to balcony with views over Comber Greenway and mature trees.



Main bedroom

**KITCHEN**

12' 11" x 9' 4" (3.94m x 2.84m)  
 Extensive range of high and low level units, open shelving and quartz worktops, upstands and window sill. Belfast sink with chrome swan neck pull-out tap. Integrated appliances include Neff electric under oven, four ring Smeg gas hob, CDA fridge freezer, and Bosch dishwasher. Gas boiler. Stainless steel extractor fan. Plumbed for washing machine. Recessed lighting. Tiled floor.

**REAR HALLWAY**

7' 8" x 6' 7" (2.34m x 2.01m)  
 Solid wooden floor.

**BATHROOM**

9' 3" x 7' 1" (2.82m x 2.16m)  
 Four piece white suite comprising corner shower cubicle with Mira Sport shower unit, panelled bath with mixer tap, pedestal wash hand basin with tap, low flush wc, part tiled walls, tiled floor, recessed lighting, extractor fan.

**BEDROOM (1)**

13' 3" x 10' 11" (at widest points) (4.04m x 3.33m)  
 Door to:

**ENSUITE SHOWER ROOM**

Three piece white suite comprising large tiled shower cubicle with Mira Sport shower unit, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, tiled floor, recessed lighting, extractor fan.

**BEDROOM (2)**

11' 5" x 11' 4" (at widest points) (3.48m x 3.45m)

**OUTSIDE**

Communal gardens surrounding the apartments, laid in lawns, flowerbeds and mature borders.  
  
 Concealed communal bin storage area.  
  
 Allocated parking space with additional parking for visitors.



Ensuite shower room



Ensuite shower room



Bedroom Two



Bathroom

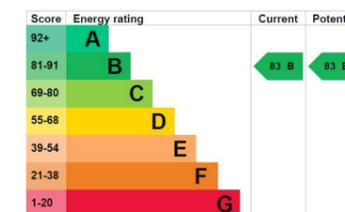
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	●		
Is there an annual service charge?	●		
Any lease restrictions (no AirBnB etc) ?	●		
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?	●		
Is there a Tree Preservation Order?	●		
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?	●		
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?	●		

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	GOOD OUTDOOR AND IN HOME
Broadband and speed	ULTRAFast - DOWNLOAD 1800 Mbps UPLOAD 220 Mbps

**ENERGY EFFICIENCY RATING (EPC)**



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold

**MANAGEMENT COMPANY:** Contribution £200 per month.

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council. The assessment for the year 2025/2026 £1,582.84

**VIEWING:** By appointment with **RODGERS & BROWNE**.

## Location

Travelling along Sandown Road from Ballyhackamore, turn left onto Kings Road, and 31b is on the right hand side immediately after St Columba's Parish Church



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