



Nestled off the ever popular and exceptionally convenient Sandown Road sits this beautifully presented first floor apartment. With the hustle and bustle of Ballyhackmore Village and its excellent shops, pubs and restaurants only a short stroll away, it also boasts ease of access to Belfast City Centre and some of the Province's leading schools and Parliament Buildings at Stormont.

Sandown Court is a unique gated development. No 10 is a beautifully presented first floor apartment offering two double bedrooms, spacious lounge and separate kitchen. It will ideally suit the first time buyer and downsizers due to its location and finish.

**Offers Over  
£182,500**

Apt 10 Sandown Court,  
Ballyhackamore,  
Belfast,  
BT5 6GU

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Beautifully presented first floor apartment in unique gated development
- Only a short stroll from Ballyhackamore Village and the Comber Greenway
- Spacious lounge with casual dining area
- Kitchen with range of built in appliances
- Two double bedrooms
- Shower room with modern white suite
- Ample resident and visitor parking
- Perfect for young professionals and downsizers
- No onward chain



### The Property Comprises:

Communal secure entrance, stairs to first floor, glazed door to...

### First Floor

ENTRANCE HALL: Laminate wood effect flooring.

LOUNGE: 17' 0" x 14' 1" (5.18m x 4.29m)  
Laminate wood effect flooring, built in shelving, low voltage spotlights, casual dining area.

KITCHEN: 10' 5" x 7' 1" (3.18m x 2.16m)  
Modern fully fitted kitchen with range of high and low level units, integrated fridge/freezer, integrated dishwasher, 1.5 basin sink stainless steel single drainer sink unit, 4 ring gas hob, part tiled walls, gas boiler cupboard, low voltage spotlights.



BEDROOM (1): 10' 5" x 9' 2" (3.18m x 2.79m) Built in robes and shelved cupboard.



BEDROOM (2): 13' 6" x 9' 0" (4.11m x 2.74m)

SHOWER ROOM: Modern white suite comprising low flush WC, vanity sink unit, shower cubicle with rain head and thermostatic shower unit, part tiled walls, chrome heated towel rail.



Outside

FRONT: Secure gated entrance leading to ample residents parking.

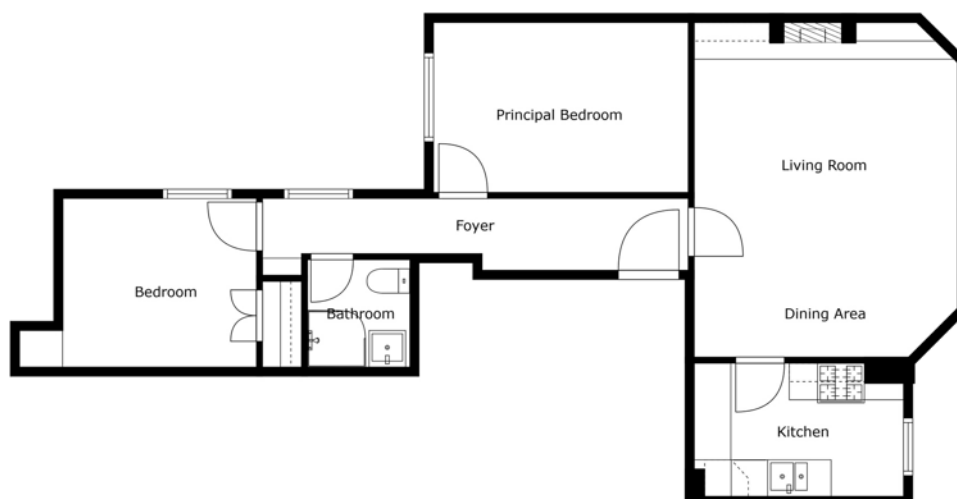
Mature trees and scrubs in communal areas.



Telephone 028 9065 0000

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Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Just off the Sandown Road.

MANAGEMENT COMPANY:

Charles White

Approx £1390 per Annum

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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