



Holding an excellent position within this small development and with its own front door, this fantastic apartment is located just off the Belmont Road, a short stroll from an excellent array of restaurants, cafes and amenities, this property will have strong appeal for a range of prospective buyers looking for a property in the heart of the action.

Excellent transport links for Belfast City Centre, Stormont and Ulster Hospital are near at hand with bus stops at the end of the street.

Bright and spacious throughout, it offers generous sized rooms to include a lounge open plan to casual dining area, separate modern fitted kitchen, two well-proportioned bedrooms and a bathroom.

Excellent enclosed private rear south-facing back garden, storage shed with power & light and allocated parking are all additional benefits.

Offers Over
£215,000

4 Kingsley Court,
203-205 Belmont Road,
Belfast,
BT4 2AG

Viewing by
appointment with
& through agent
028 9065 0000

Energy Rating	
Epc Type: Domestic	
Current: D55	
Potential: C72	
EPC Landmark Code: 2000-1404-9160-8503-1805	
Epc Certificate	
Current	Potential
Very energy efficient - lower running costs	
A 92-100	
B 81-91	
C 69-80	
D 55-68	72
E 39-54	55
F 21-38	
G 1-20	

- Impressive, ground floor apartment with its own front door
- Two well-proportioned bedrooms
- Living room open to dining area
- Modern fitted kitchen with appliances
- Main white bathroom suite
- Private enclosed south-facing rear garden
- Allocated parking to front, with additional visitor parking
- Newly installed smart electric heaters
- Walking distance to Belmont & Ballyhackamore villages
- Excellent transport links



The Property Comprises:

Ground Floor

Wooden front door to . . .

ENTRANCE PORCH: Cloaks storage cupboard. Door to . . .

ENTRANCE HALL: Storage cupboard. Cornice ceiling.

LIVING/DINING ROOM: 16' 6" x 14' 4" (5.03m x 4.37m) Cornice ceiling.

KITCHEN: 11' 7" x 5' 10" (3.53m x 1.78m)
 Modern range of high and low level units. Solid work surfaces. Underhung stainless steel sink unit with mixer tap. Underbench Bosch oven. Four ring hob with extractor above. Integrated fridge freezer, dishwasher and washing machine. Tiled flooring. Under counter lighting.



PRINCIPAL BEDROOM: 11' 11" x 11' 3" (3.63m x 3.43m) Built-in sliding mirrored wardrobes.

BEDROOM (2): 10' 3" x 9' 2" (3.12m x 2.79m) Wooden flooring. uPVC door to rear.

BATHROOM: White suite comprising dual flush wc. Vanity unit with ceramic sink and mixer tap. Shower cubicle with electric shower and glass screen. Wall-mounted mirror. Fully tiled walls, tiled floor.



Outside

FRONT: Resident and visitor parking, flower beds.

REAR: Enclosed south facing rear garden laid in lawn. Patio area, flower beds, outside storage.



Location:

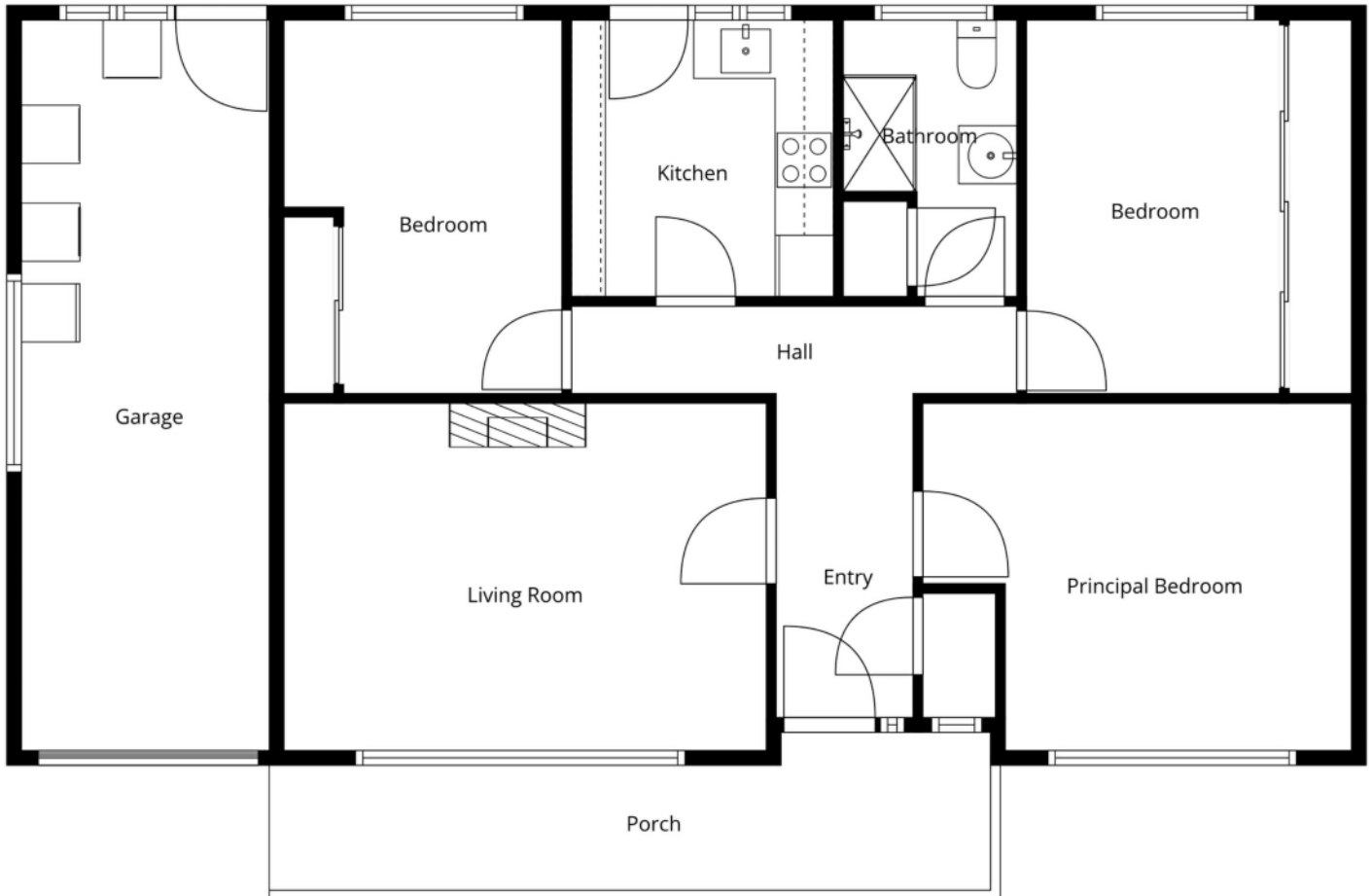
From Strand Cinema, head up through shops in Belmont Village heading towards Parkway/Campbell College roundabout. Kingsley Court is on the right hand side shortly after Earlswood Road.



MANAGEMENT COMPANY Gordon Estate
Service Charge: £232 per quarter

Telephone 028 9065 0000

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.