



Enjoying a mature, secluded setting in a convenient location just off the Outer Ring, this bright and airy modern first floor apartment features many attributes rarely present in apartments.

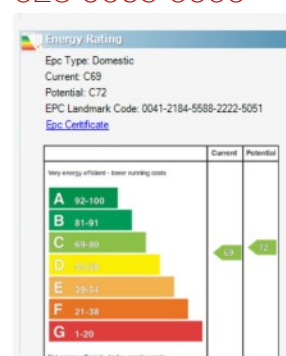
As well as your own front door and private balcony, there are two reception areas and a separate kitchen along with a main bathroom and two double bedrooms. The property also benefits from an allocated parking space with additional visitor parking and communal gardens in lawn.

Within walking distance is the Comber Greenway, Ballyhackamore village with its array of amenities and a Glider stop. This is a perfect opportunity for both young professionals and downsizers.

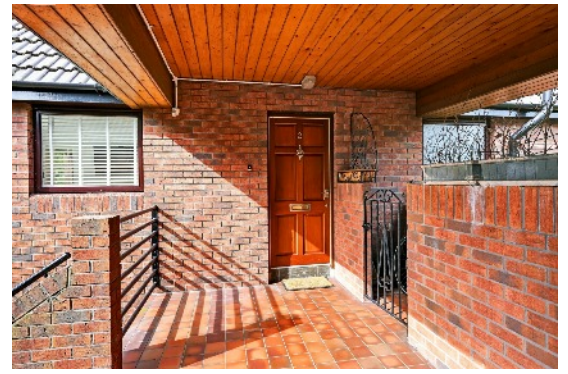
**Offers Over
£217,500**

2 Kensington Court,
Kensington Road,
BELFAST,
BT5 6NE

Viewing by
appointment with
& through agent
028 9065 0000



- Impressive bright and airy first floor apartment
- Own front door and private balcony
- Lounge with feature wall mounted electric fire
- Open plan dining area leading to balcony
- Modern kitchen with range of built in appliances
- Two double bedrooms
- Shower room with white suite
- Two storage cupboards and partially floored attic
- Double glazing/Gas central heating
- Allocated parking space and additional visitor parking
- Communal gardens in lawn with mature trees and shrubs
- Close to Ballyhackamore village, Comber Greenway and Stormont estate



The Property Comprises:

Ground Floor

Stairs to own front door. Storage area on communal landing.



First Floor

LOUNGE: 19' 7" x 13' 11" (5.97m x 4.24m) Wall-mounted contemporary electric fire, low voltage spotlights, storage cupboard. Open to:

DINING AREA: 10' 6" x 8' 6" (3.2m x 2.59m) Patio door to private balcony.

KITCHEN: 11' 11" x 8' 2" (3.63m x 2.49m) Modern fitted kitchen with range of high and low level units, integrated fridge/freezer, stainless steel one and a half bowl sink unit, four ring electric hob, electric underbench oven, stainless steel extractor hood, marble work surfaces, plumbed for washing machine, low voltage spotlights.

HALLWAY: Access to partly floored roofspace with gas boiler, storage cupboard.



BEDROOM (1): 11' 6" x 10' 11" (3.51m x 3.33m)

BEDROOM (2): 10' 11" x 10' 8" (3.33m x 3.25m)

Built-in robes with mirror fronted sliding doors.

BATHROOM: White suite comprising low flush wc, bidet, vanity sink unit, shower cubicle, fully tiled walls, tiled floor, chrome heated towel rail, low voltage spotlights.



Outside

Communal gardens in lawn. One allocated parking space.

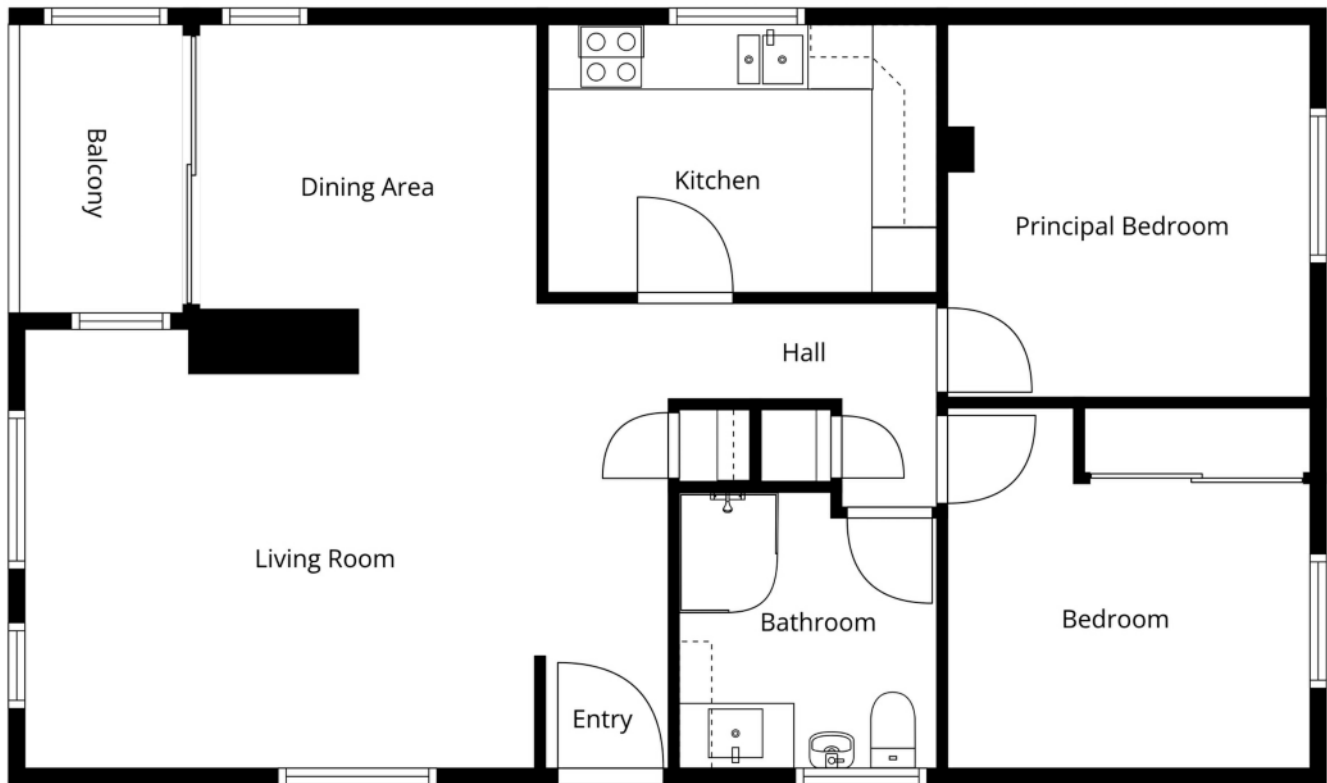
Management company

FLAT MANAGEMENT SERVICES: Service Charge: £75 per calendar month including building insurance, window cleaning and gardening.



Telephone 028 9065 0000

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Coming from Knock lights, head towards Cherryvalley and Kensington Road is second on the left after Kings Road junction. Entrance to development is on left hand side.

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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