

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**14 VICTORIA COURT, BELFAST,  
BT4 1RQ**

**OFFERS AROUND £129,950**



Situated in the popular Victoria Court development, this ground floor apartment offers comfortable and convenient living close to a range of local amenities and transport links. Ideal for first-time buyers, downsizers or investors, the property benefits from Economy 7 heating and double glazed windows.

The accommodation includes an entrance porch leading to a bright living room with solid wood flooring and understairs storage. The kitchen offers a good range of high and low level units, space for appliances and built-in storage. There are two bedrooms, with the second bedroom featuring folding doors to the living room, making it suitable as a dining room or home office if desired.

The bathroom comprises a white suite with electric shower over bath, fully tiled walls and flooring, and a hot press for additional storage.

Outside, there is communal parking to the front and communal gardens to the rear with mature trees. Early viewing is advised!



## Key Features

- Ground Floor Apartment In Popular And Convenient Residential Development
- Ideal For First-Time Buyers, Downsizers Or Investment Purchasers
- Bright Living Room With Solid Wood Flooring And Understairs Storage
- Fitted Kitchen With Excellent Range Of High And Low Level Units
- Two Well-Proportioned Bedrooms With Flexible Living Accommodation
- Bathroom With Electric Shower Over Bath And Fully Tiled Finish
- Economy 7 Heating And Double Glazed Windows Throughout
- Communal Parking To Front And Mature Gardens To Rear



### Accommodation Comprises

#### Entrance Porch

PVC front door, tiled flooring.

#### Living Room

14'7 x 10'

Solid strip wood flooring, storage under stairs.

#### Kitchen

10' x 5'6

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer taps, space for cooker, partly tiled walls, plumbed for washing machine, built in storage cupboard.

#### Bedroom 1

13'8 x 9'9

Built in storage cupboard.

#### Bedroom 2

10'9 x 8'

Solid strip wood flooring, folding doors to living room.

### Bathroom

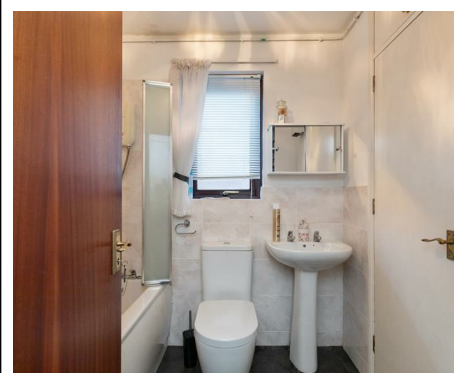
White suite comprising: Panelled bath with electric shower over bath and folding shower screen, low flush WC, pedestal wash hand basin, fully tiled walls and flooring, hot press.

### Outside

Communal parking to front with areas in paving and lawn, communal gardens to rear in lawn with mature trees.

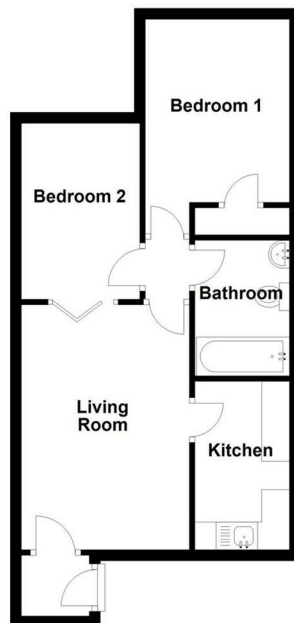
### Additional Information

Management fees approx £600.00 per annum.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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ANDERSONSTOWN  
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