



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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BT4 3EX

028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 WANDSWORTH COURT,
BELFAST, BT4 3GD**

OFFERS AROUND £139,950



This ground floor apartment is an excellent opportunity for a first time buyer, landlord or downsizer to purchase an easily managed property in a fantastic location within walking distance to Ballyhackamore, and its great range of shops, restaurants and the Glider Bus System.

Comprising good sized living room, attractive fitted kitchen with a range of high and low level units and built-in oven and hob, two bedrooms and a bathroom suite with Mira shower over bath, the property further benefits from gas fired central heating and uPVC windows.

Outside, the property benefits from parking to the front and a private patio to the rear. Early viewing is recommended to appreciate fully all this property has to offer.



Key Features

- Attractive, Well Cared For Ground Floor Apartment
- Good Sized Living Room, Leading To Fitted Kitchen
- Two Bright And Spacious Bedrooms
- White Bathroom Suite With Shower Over Bath
- Gas Fired Central heating & uPVC Double Glazing
- Private Patio To The Rear And Parking To Front
- Close To The Glider Bus System & Ballyhackamore
- CASH BUYERS ONLY



Accommodation Comprises

Entrance Porch

Living Room

16'6 x 9'7

Kitchen

9'9 x 8'7

Range of high and low level units, gas boiler, breakfast bar, plumbing for washing machine, part tiled walls.

Rear Hall

Storage under stairs.

Bedroom 1

10'3 x 7'0

Bedroom 2

15'4 x 7'9

Bathroom

Panelled bath with Mira shower over, pedestal wash hand basin, low flush WC. Fully tiled walls.

Outside

Driveway to front. Patio to rear.

Additional Information

Please note there is no management company present. There are no communal areas to manage but lenders tend to be wary.

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.

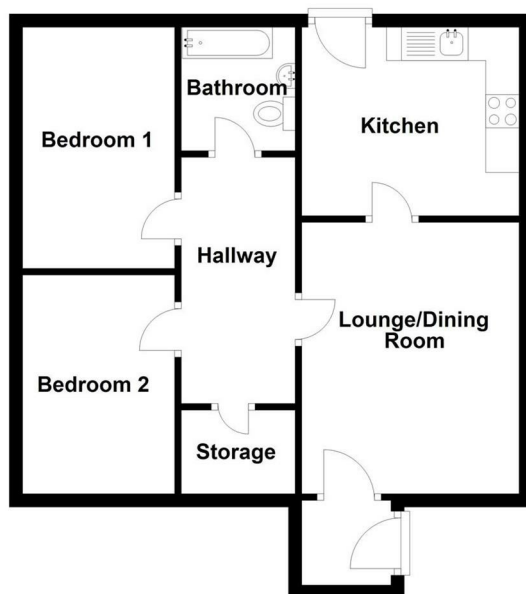
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(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.

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RENTAL DIVISION
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