

ULSTER PROPERTY SALES

UPS

RENTALS - BALLYHACKAMORE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 8B ALTONA PLACE, 218
BELMONT RD, BT4 2AT**

OFFERS AROUND £175,000



A beautifully presented penthouse apartment within the exclusive and highly desirable Altona Place development, on the popular Belmont Road.

Comprising of large entrance hall, spacious bright open plan lounge/dining, modern fitted kitchen with ceramic tiled flooring, two good size bedrooms and bathroom with panelled bath and separate shower cubicle, this apartment will appeal to first time buyers, young professionals or someone wishing to downsize.

Further benefits include gas fired central heating and uPVC double glazing. Outside, there is a secure parking area accessed via electric gate, with one designated parking space and ample visitor parking.

High demand is expected for this property and early viewing is highly recommended!



Key Features

- Penthouse Apartment In An Exclusive Development On The Belmont Road
- Entrance Hall Leading To Spacious, Bright Lounge With Dining Area
- Open To Modern Fitted Kitchen With Tiled Flooring
- Two Well Appointed Double Bedrooms
- Bathroom With Panelled Bath & Separate Shower Cubicle
- Gas Fired Central Heating & PVC Double Glazed Windows
- Designated Parking Space & Ample Visitor Parking
- Convenient Location Close To A Range Of Local Amenities



Communal Entrance Hall

Staircase to.

Second Floor

Entrance Hall

Built-in storage,.

Lounge/Dining

14'3 x 9'6

(At widest points) Open to:

Kitchen

13'5 x 7'5

Extensive range of high and low level units with granite effect work surfaces, inset single drainer 1 1/4 bowl stainless steel sink unit with mixer tap, stainless steel extractor hood, built-in under oven and ceramic hob, space for Fridge Freezer, plumbed for washing machine, concealed gas fired boiler, part tiled walls, ceramic tiled floor, recessed spotlighting.

Bedroom 1

12'1 x 9'9

(At widest points)

Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone hand shower, with tiled splashback, walk in shower cubicle with sliding doors, built-in shower with tiled walls, pedestal wash hand basin with mixer taps, tiled splashback, ceramic tiled flooring, mirror cabinet, extractor fan.

Bedroom 2

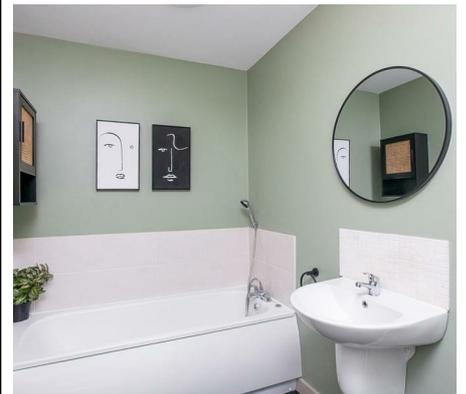
10'3 x 7'3

Outside

Secure parking area accessed via electric gates with designated parking space for one car and ample visitor parking, bin storage, communal gardens.

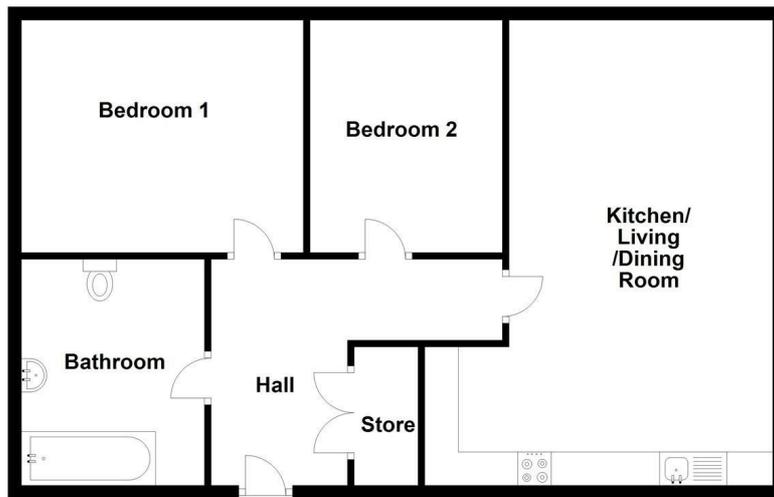
Additional Information

Management fees are approximately £900 per annum.





Penthouse Apartment



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

8b, Altona Place, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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 9070 1000.

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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