



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

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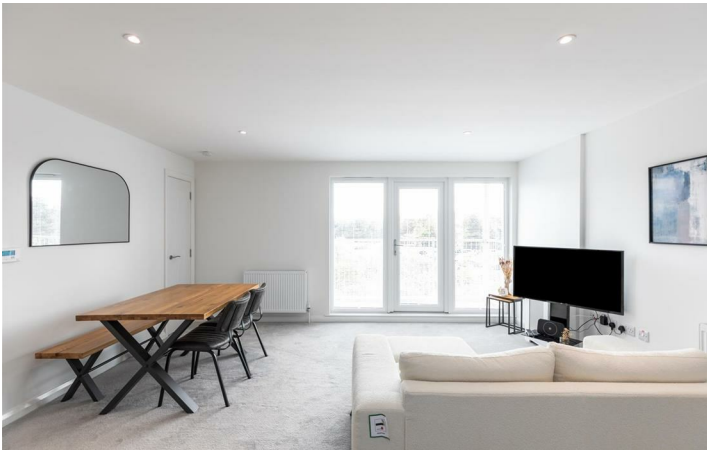
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 7, 1D LEWIS MEWS, BELFAST,
BT4 1NP**

OFFERS OVER £159,950



A beautifully presented, first floor apartment, part of the ever popular Lewis Mews development, this newly built apartment is one of twelve and offers fantastic accommodation close to Belfast City Centre.

Built in 2023 the accommodation includes generous communal entrance with keyless access and intercom. Luxury fitted kitchen with range of integrated appliances, ceramic tiled flooring and recessed spotlighting open to excellent lounge/dining room with recessed spotlighting, and patio doors to balcony. Two double bedrooms, including principle bedroom with ensuite shower room, comprising modern white suite with walk in shower cubicle, built in shower and tiled walls, ceramic tiled flooring and recessed spotlighting. Furthermore, generous bathroom with built in shower over bath, partly tiled walls, ceramic tiled flooring and recessed spotlighting.

Sitting in a popular development just off the Newtownards Road, within walking distance to Lewis square and Connswater, this apartment is in a great location for professionals commuting to Belfast City centre, via the gilder bus service, and includes generous car parking for owners and visitors.



Key Features

- Beautifully Presented First Floor Apartment In the Popular Lewis Mews Development
- Generous Lounge/Dining Room With Patio Doors Leading to Balcony
- Kitchen With Excellent Range of Units and Integrated Appliances
- Two Spacious Bedrooms, Principle With Ensuite Shower Room
- Ensuite Shower Room With Walk in Shower Cubicle
- Modern Fitted Bathroom With Fitted Shower Over Bath, Ceramic Tiled Flooring
- PVC Double Glazing and Gas Fired Central Heating
- Management Fees £1375 P.A.



Accommodation Comprises

Communal Entrance Hall

Staircase to:-

First Floor

Entrance Hall

Cloaks cupboard, recessed spotlighting.

Kitchen

15'7 x 6'1

Luxury range of high and low level units, granite effect work surfaces with upstand, built in under oven, ceramic hob, stainless steel splashback, stainless steel extractor hood, integrated washer dryer, integrated dishwasher, ceramic tiled floor, recessed spotlighting, open to:-

Lounge/Dining

15'7 x 12'7

Recessed spotlighting, cupboard with gas fired boiler, patio door to balcony.

Balcony

8'9 x 2'6

Bedroom 1

12'9 x 10'5

(at widest points)

Ensuite Shower Room

Modern white suite comprising walk in shower cubicle with built in shower, tiled walls, sliding shower doors, pedestal wash hand basin with mixer tap and mirror, low flush WC, chrome feature radiator, ceramic tiled floor with skirting, recessed spotlighting, extractor fan.

Bedroom 2

10'4 x 9'0

Bathroom

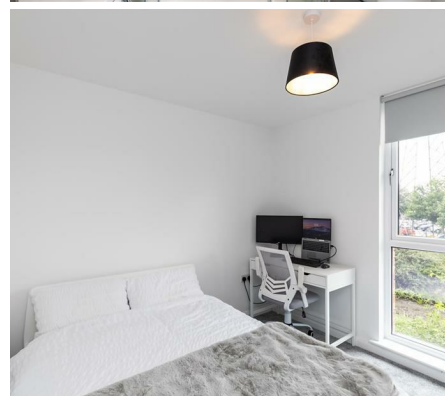
Modern white suite comprising panelled bath with mixer tap, built in shower, tiled walls, curved shower screen, pedestal wash hand basin with mixer tap and mirror, low flush WC, ceramic tiled floor with skirting, chrome feature radiator, recessed spotlighting, extractor fan.

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.

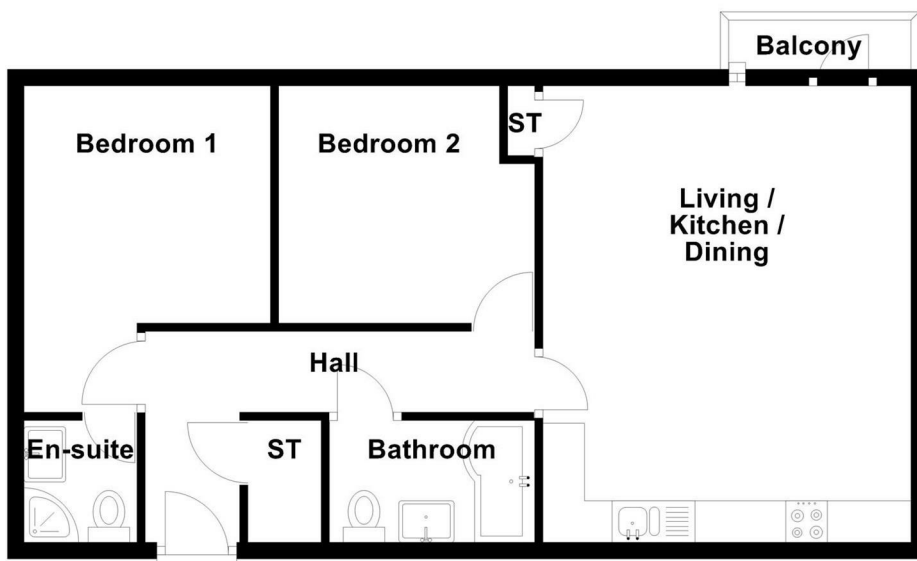
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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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