

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**14 THE STABLES, CAIRNBURN
GARDENS, BELFAST, BT4 2HY**

OFFERS AROUND £139,950



Located in the popular Cairnburn Gardens area of East Belfast, 14 The Stables is a well-presented first floor apartment offering straight forward, low-maintenance living that has been priced for some updating.

Accessed via a communal entrance, the apartment opens into a private hallway with a useful cloaks cupboard. The living room is bright and comfortable, featuring a fireplace with tiled inset and marble hearth. The kitchen is fitted with a range of high and low level units, along with an oven, ceramic hob, and space for a washing machine.

There are two bedrooms, providing flexibility for a variety of needs, and a bathroom with a panelled bath and electric shower, wash hand basin and low flush W/C, finished with fully tiled walls. The property further benefits from hardwood double glazed windows and Economy 7 heating.

Outside, there is private parking to the front for residents and visitors, along with communal gardens.

Conveniently located close to local amenities, schools and transport links, this is a well-maintained apartment in a sought-after area, ideal for first-time buyers, downsizers or investors.



Key Features

- Well Presented First Floor Apartment In Popular Cairnburn Gardens Area Of East Belfast
- Bright And Comfortable Living Room With Attractive Fireplace
- Fitted Kitchen With Range Of Units, Oven And Ceramic Hob
- Two Bedrooms Offering Flexible Living Space
- Bathroom With Panelled Bath And Electric Shower
- Hardwood Double Glazed Windows Throughout
- Economy 7 Heating System
- Private Parking And Communal Gardens



Accommodation

Comprises:

Communal Entrance

Communal entrance hall to front door.

Apartment Entrance

Apartment entrance hall to front door, cloaks cupboard.

Living Room

18' x 12'

Attractive fireplace with tiled inset and marble hearth.

Kitchen

9' x 7'

Single drainer sink unit with mixer tap, range of high and low level units, oven and ceramic 4 ring hob, plumbed for washing machine, part tiled walls.

Bedroom 1

13' x 9'

Bedroom 2

9' x 9'

Bathroom

Coloured suite comprising: panelled bath with electric shower, pedestal wash hand basin with taps, low flush W/C, fully tiled walls.

Outside

Private parking area for residents and visitors to front, communal gardens.

Management Fee - Approx £1200 per annum to include, communal electric, communal cleaning, window cleaning, garden maintenance, management company fees.

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			78
(55-68) D		61	
(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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