



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 8 PARKGATE PLACE,  
BELFAST, BT4 1JA**

**OFFERS AROUND £145,000**





Located just off Parkgate Avenue, 8 Parkgate Place is a newly refurbished home in a popular and convenient area of Belfast, close to a range of local amenities and Belmont area.

Accessed via a staircase to an enclosed entrance porch with Chinese slate tiled flooring, the property offers a bright lounge and dining area with wood laminate flooring. The modern kitchen is newly fitted with a range of high and low level units, wooden effect work surfaces, built-in oven, ceramic hob, extractor hood and integrated fridge/freezer, with plumbing for a washing machine and a cupboard housing the gas fired boiler. Additional storage is provided by a rear hall with linen and storage cupboards. There are two bedrooms, including a main bedroom with built-in storage, and a modern bathroom comprising a white suite with panelled bath, walk-in shower with electric shower, pedestal wash hand basin and low flush WC, finished with tile-effect PVC cladding, tiled flooring and extractor fan.

The property further benefits from gas fired central heating and PVC double glazed windows throughout. Externally, the property offers generous parking including one designated space, visitor parking and well-maintained communal gardens. An annual management fee of £508 covers buildings insurance, communal maintenance and the sinking fund.

## Key Features

- Newly Refurbished Two Bedroom Apartment Just Off Parkgate Avenue Belfast
- Gas Fired Central Heating And PVC Double Glazed Windows Throughout
- Bright Lounge And Dining Area With Wood Laminate Flooring
- Modern Fitted Kitchen With Integrated Appliances And Slate Tiled Flooring
- Two Well Proportioned Bedrooms With Excellent Built In Storage
- Contemporary Bathroom Featuring Bath And Walk In Shower
- Designated Parking Space Plus Ample Visitor Parking Available
- Communal Gardens And Annual Management Fee Covering Insurance And Maintenance



### Accommodation Comprises

#### Staircase to:

#### Enclosed Entrance Porch

Chinese slate tiled flooring.

#### Lounge/Dining Room

22'8 x 11'8

(At widest point)

Wood Laminate flooring.

#### Kitchen

9'7 x 7'8

New modern range of high and low level units, wooden effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in under oven and ceramic hob, stainless steel extractor hood, integrated fridge/freezer. Cupboard housing gas fired boiler, plumbed for washing machine, partly tiled walls, chinese slate tiled flooring.

#### Rear Hall

Linen cupboard, storage cupboard.

#### Bedroom 1

13'3 x 9'7

Storage cupboard.

#### Bedroom 2

12'6 x 7'8

### Bathroom

Modern white suite comprising: Panelled bath, walk in shower cubicle with electric shower and sliding shower doors. Pedestal wash hand basin, low flush WC, part tile effect PVC cladding, tiled flooring and extractor fan.

### Outside

Generous parking to front to include one designated parking space and multiple visitor parking spaces. Communal gardens with lawn and hedges.

### Additional Information

Management company - £508.00 per annum. Covering buildings insurance, communal gardens and sinking fund.

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.

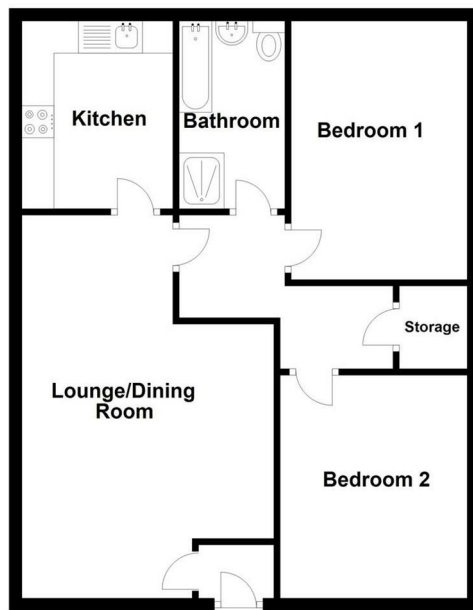
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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