

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 9, 112 TEMPLEMORE
AVENUE, BELFAST, BT5 4FX**

OFFERS AROUND £139,950



Located on the ever-convenient Templemore Avenue, this second floor apartment offers modern, low maintenance living within easy reach of Belfast City Centre and a range of local amenities. Benefiting from gas fired central heating, PVC double glazing and allocated parking, the property is ideally suited to first-time buyers, professionals or investors alike.

The accommodation comprises a communal entrance hall with intercom access leading to a welcoming entrance hall with laminate wood flooring. The bright open plan living, kitchen and dining area provides an excellent everyday living space, complete with a range of high and low level units, partly tiled walls and double doors opening to a Juliet balcony.

There are two well-proportioned bedrooms, both benefiting from built-in robes and laminate wood flooring. The shower room is fitted with a modern white suite including a walk-in shower cubicle, pedestal wash hand basin and low flush WC.

Externally, the development benefits from a communal decked outdoor area and allocated parking at ground floor level.

Conveniently located close to Belfast City Centre, local shops, transport links and a range of amenities, this apartment offers comfortable and practical living in a popular residential location.



Key Features

- Well Presented Second Floor Apartment In Convenient Belfast Location
- Bright Open Plan Living, Kitchen And Dining Area
- Double Doors Opening To Juliet Balcony
- Two Spacious Bedrooms With Built In Robes
- Modern Shower Room With Walk In Shower Cubicle
- Gas Fired Central Heating And PVC Double Glazing
- Secure Communal Entrance Hall With Intercom Access
- Allocated Parking And Communal Outdoor Decked Area



Accommodation Comprises

Communal Entrance Hall
Intercom.

Entrance Hall
Laminate wood flooring.

Living/Kitchen/Dining
22' x 15'
Range of high and low level units, single drainer stainless steel sink unit, four ring hob, partly tiled walls, double doors to Juliet balcony.

Bedroom 1
15'3 x 10'
Range of built in robes, laminate wood flooring.

Bedroom 2
12'8 x 9'7
Range of built in robes, laminate wood flooring.

Shower Room
White suite comprising: Walk in shower cubicle with folding shower door, low flush WC, pedestal wash hand basin, partly tiled walls.

Outside
Communal outdoor decked area, allocated parking on ground floor.

Additional Information
Allocated under building parking space.
Management fee Approx £115 per month.





Ground Floor



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

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark