

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 7 ASHBOURNE COURT 225-
227 BELMONT ROAD, BELFAST,**

OFFERS AROUND £130,000



Located on the Belmont Road, this one bedroom, ground floor apartment offers comfortable and practical living. The property is accessed through a private front door leading to an entrance hall with tiled flooring, built in storage and a gas fired boiler.

The lounge is a bright living space with cornice ceiling detail and provides a comfortable area for everyday living. The kitchen is fitted with a range of high and low level units and includes a single drainer stainless steel sink with mixer tap, built in under oven and four ring ceramic hob. There is plumbing for a washing machine, space for an under counter fridge and part tiled walls.

The bathroom is fitted with a white suite comprising a tiled and mirrored panelled bath with mixer tap, electric shower over the bath and shower screen, low flush WC and pedestal wash hand basin with mixer tap. The bedroom includes built in storage and cornice ceiling detail.

The apartment benefits from gas fired heating and offers a straightforward, well laid out home in a convenient location, close to the ever popular Belmont area, local amenities and public transport links.



Key Features

- Ground Floor One Bedroom Apartment Located On The Popular Belmont Road
- Private Front Door Entrance With Tiled Flooring And Built In Storage
- Bright Lounge With Attractive Cornice Ceiling Detail
- Fitted Kitchen With High And Low Level Units And Ceramic Hob
- Bathroom With White Suite And Electric Shower Over Bath
- Bedroom With Built In Storage And Cornice Ceiling Detail
- Benefitting From Gas Fired Central Heating
- Convenient Location Close To Belmont, Amenities And Transport Links



Accommodation Comprises

Entrance Hall

Private front door, tiled flooring, built in storage, gas fired boiler, cornice ceiling.

Lounge

16'9 x 11'9

Cornice ceiling.

Kitchen

7'6 x 6'4

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, built in under oven, four ring ceramic hob, plumbed for washing machine, space for under counter fridge, part tiled walls.

Bathroom

White suite comprising: Tiled and mirrored panelled bath with mixer tap, electric shower over bath and shower screen. Low flush WC, pedestal wash hand basin with mixer tap, part tiled walls, extractor fan.

Bedroom

9'8 x 9'3

Built in storage, cornice ceiling.

Additional Information

Management fees approx £1000 pa to include buildings insurance, one allocated parking space and visitors parking.

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.

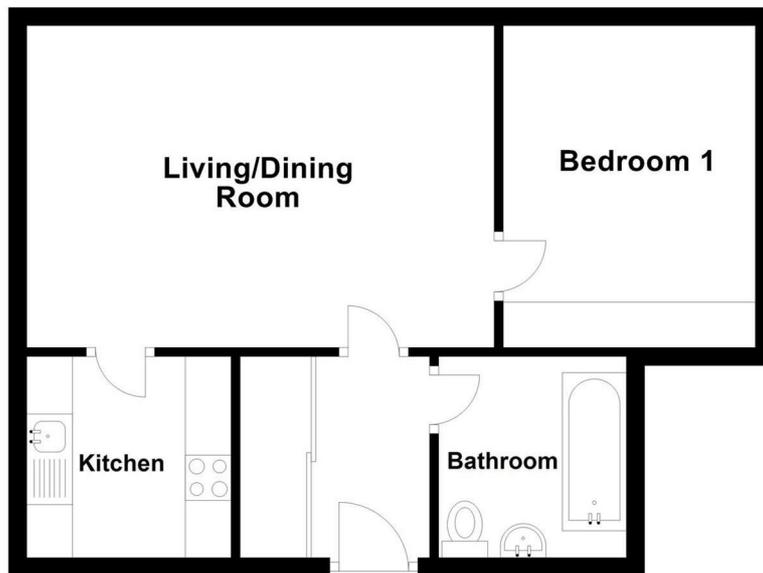
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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		73	75
(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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NEWTOWNARDS
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RENTAL DIVISION
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