

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 6 CASTLEHILL WOOD,
BELFAST, BT4 3PJ**

£1,600 PER MONTH



Apt 6 Castlehill Wood is a beautifully presented modern first-floor apartment offering stylish, low-maintenance living in a highly convenient East Belfast location. Finished to an excellent standard throughout, the property benefits from gas fired central heating, double glazed windows and underfloor heating.

The accommodation is accessed via a welcoming entrance hall with tiled flooring, built-in storage incorporating cloak space and recessed spotlighting. The heart of the home is the impressive open plan kitchen, living and dining area, providing a bright and spacious environment for both everyday living and entertaining. The contemporary fitted kitchen features an excellent range of high and low level units, Quartz work surfaces, an inset stainless steel sink with mixer tap and a range of integrated appliances including a dishwasher, washing machine, fridge/freezer, oven and four-ring gas hob with stainless steel extractor. Tiled flooring, under-cabinet lighting and recessed spotlights complete the modern finish.

There are two well-proportioned bedrooms, including a generous principal bedroom with contemporary ensuite shower room. The ensuite is fitted with a white suite comprising a corner shower enclosure with overhead shower, vanity unit with storage, low flush WC, heated towel rail and attractive tiling. The second bedroom benefits from built-in storage and recessed spotlighting. The main bathroom is equally well appointed and includes a white suite with bath, rainfall-style overhead shower, vanity unit with storage, low flush WC, heated towel rail, feature illuminated mirror and fully tiled walls and flooring.

Externally, residents enjoy communal parking beneath and to the rear of the building, access to a play park located at the rear and a communal bin storage area. Combining modern specification, spacious accommodation and a sought-after location



Key Features

- Modern Two Bedroom Apartment In Sought After Location
- Fitted Kitchen With Range Of Integrated Appliances
- Open Plan Living/Dining Space
- Master Bedroom With Ensuite Shower Room
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating, Under Floor Heating And Double Glazed Windows
- Parking Underneath And To The Rear Of The Property



Accommodation Comprises

Entrance Hall

Tiled floor, built in storage with cloak space and recessed spotlights.

Kitchen/Living/Dining

32'0" x 9'11"

Modern fitted kitchen, range of high and low level units, Quartz work surfaces, inset stainless steel sink with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge/freezer, four ring gas hob, integrated oven, stainless steel extractor fan and hood, tiled floor, recessed spotlights, under counter lighting, encased gas fired boiler, open through to dining space and living area.

Bedroom 1

15'1" x 8'2"

Double bedroom with recessed spotlights.

Ensuite

White suite comprising, corner shower enclosure, wall mounted overhead shower, sliding glass doors, vanity unit with mixer tap and storage, low flush w/c, recessed spotlights, heated towel rail, extractor fan, tiled floor, tiled walls.

Bedroom 2

11'6" x 8'2"

Built in storage and recessed spotlights.

Bathroom

White suite comprising, tiled bath with mixer tap, wall mounted overhead shower with rainfall style head, glass shower screen, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, extractor fan, recessed spotlights, tiled floor, tiled walls, feature mirror with lighting.

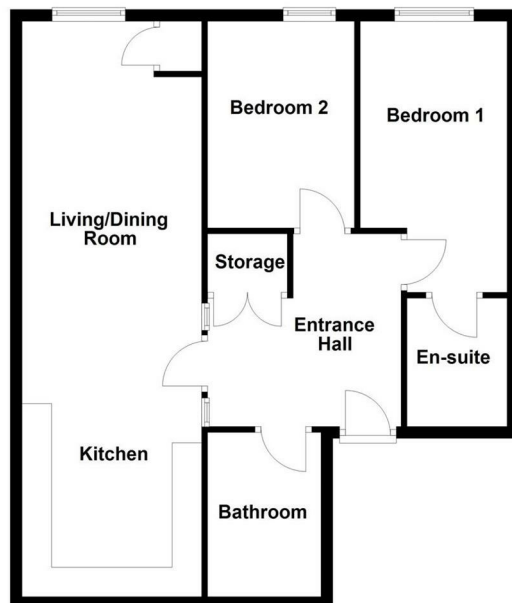
Outside

Communal parking underneath and to the rear of the building, access to the play park to rear of the building, communal bin area.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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.

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.

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