



Sandown Road,

**Offers in the region of
£209,950**



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Sandown Manor , Sandown Road, Belfast

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Ideally positioned within this highly regarded and gated over 55's development is this well presented ground floor apartment. Internally the bright accommodation comprises two generous bedrooms both with access to bath and shower room facilities, spacious lounge with dining area and modern fitted kitchen. Externally there are beautifully maintained and mature communal gardens with secure gated residents car parking. This sought after development is only a short stroll from Ballyhackamore village with its wide range of amenities to include popular restaurants and coffee shops. Public transport links for city commuting and the popular Comber greenway are also easily accessible. Properties within this development have a proven track record for creating strong demand when presented to the open market. Early viewing is strongly recommended in order to avoid disappointment.

ACCOMMODATION

Communal front door to communal entrance hall. Apartment front door, reception hall, range of built in storage cupboards with sliding and mirrored sliding doors, plumbed for washing machine

SPACIOUS LOUNGE

5.87m x 4.11m (19'3" x 13'6")

Ample dining area, recessed low voltage spotlights Open plan to Kitchen

MODERN FITTED KITCHEN

3.18m x 2.57m (10'5" x 8'5")

Stainless steel sink unit, excellent range of high and low level units with granite work surfaces, concealed lighting,

stainless steel built in double oven and four ring ceramic hob, stainless steel chimney extractor fan, integrated fridge freezer, integrated dishwasher, concealed gas boiler, recessed low voltage spotlights, breakfast bar

MASTER BEDROOM

4.19m x 3.58m (at widest) (13'9" x 11'9" (at widest))

Recessed low voltage spotlights Ensuite shower room with white suite, built in shower cubicle with thermostatically controlled shower, close coupled WC, vanity unit with mixer taps and tiled splash back, chrome heated towel, recessed low voltage spotlights

BEDROOM TWO

5.89m x 2.97m (19'4" x 9'9")

Recessed low voltage spotlights Access to bathroom

BATHROOM WITH MODERN WHITE SUITE

Panelled bath with chrome mixer taps and thermostatically controlled shower unit, close coupled WC, vanity unit with chrome mixer taps, recessed low voltage spotlights, chrome heated towel rail

OUTSIDE

Remote entrance gates to secure private residents car parking. Beautifully maintained and mature communal gardens



For full EPC please contact the branch



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland			
Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			