



**1A Hillsborough Court**  
 Carryduff, Belfast  
 BT8 8SU

**Offers Around**  
**£142,500**

- Ground Floor Apartment
- Two Good Sized Bedrooms
- Spacious Open Plan Kitchen Living Space
- Most Kitchen Appliances Included
- Calor Gas Fired Central Heating
- Parking To The Rear
- Very Well Maintained
- Available Now
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





We are delighted to present to the market this ground floor apartment located in the desirable Hillsborough Court, Carryduff. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Situated in a sought-after area, this apartment benefits from a range of local amenities, including shops, schools, and parks, all within easy reach and it also provides a very easy commute to Belfast City Centre. The chain-free sale adds to the appeal, ensuring a smooth and straightforward purchasing process.

A fantastic opportunity to secure a lovely home in a vibrant community. Do not miss your chance to view this delightful apartment in Carryduff, where comfort and convenience await.

### Accommodation

Upon entering, you will find a welcoming open plan living and kitchen area that provides a warm and inviting space for relaxation and entertaining. The apartment boasts two well-proportioned bedrooms both with a rear aspect. The layout is thoughtfully designed to maximise space, storage and natural light, creating a bright and airy atmosphere throughout. The bathroom is functional and well-appointed and includes a bath and separate shower cubical, catering to all your daily needs. The property is immaculately, allowing you to move in with ease and make it your own.

### Management Company

To help protect your investment, there is a management company who maintains the communal areas of the building to a good standard. There is a monthly service charge paid by all owners to enable these tasks to be carried out and also for the communal areas of the building to be insured.

### Viewing

Viewing is by appointment with the agent. Please contact our brand new Carryduff office to arrange an appointment at a time that suits you.

### Mortgage Advice

Should you require financial advice, we are delighted to work alongside Ritchie & McLean Mortgage Services. Please ask us for more details and we can arrange a face to face appointment with one of their mortgage advisors in branch.



For any enquiry relating to this property, please contact

**Jonathan Quinn**

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07889537055

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

carryduff@quinnestateagents.com



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

**QUINN**  
Estate Agents

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