



**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS



**7 Palmerston Court | Belfast, BT4 1QD**  
**OFFERS AROUND £99,950**



**Offers Around £99,950**  
Second Floor Apartment  
2 Bedrooms  
1 Reception



## Property Features

- Fabulous Modern Two Bed Apartment Located Just off the Hollywood Road in East Belfast
- Ideally Positioned to Allow Ease of Access to Belfast City Centre and Belfast City Airport for the Daily Commuter
- Spacious Lounge Incorporating an Open Plan Kitchen Dining Area with Open Fireplace Leading to a Steel Framed Balcony
- Two Large Double Bedrooms, Main Bedroom with En-Suite Bathroom
- Separate Bathroom with White Suite and Bath
- Secure Underground Communal Parking and Communal off-street Parking
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Management Fees Approximately £86 P/M, Rates Approximately £600 P/A



# Accommodation

Spacious Reception Hall    **Bedroom Two**  
9'6" x 7'9"

**Open Plan Living /**  
**Dining / Kitchen Area**    **Bathroom**  
22'2" x 14'7"

**Bedroom One**  
15'3" x 11'5"

**Ensuite**

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



We are delighted to bring to the market this deceptively spacious second floor two-bedroom apartment located just off the Hollywood Road in the Sydenham area of East Belfast. This home is fantastically positioned within close proximity to both Ballyhackamore and Belmont Villages, Belfast City Airport and sits on the main arterial transport links allowing for ease of access to Belfast City Centre and further afield.

Comprising of: Open plan kitchen dining lounge area with private balcony and feature open fireplace, two double bedrooms; master with en-suite, private communal off-street and underground parking. The property further benefits from gas fired central heating and UPVC double glazing throughout.

Competitively priced, properties of this calibre rarely come on the open market, offering such space, convenience and contemporary finish, this home will appeal to a host of potential purchasers and is low maintenance living at its best. We therefore recommend internal appraisal at your earliest convenience.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.  
Issue with drawings 12/2022



# Directions

Palmerston Court is located just off Palmerston Road on the right hand turn before you meet Station Road.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	75	79



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



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