



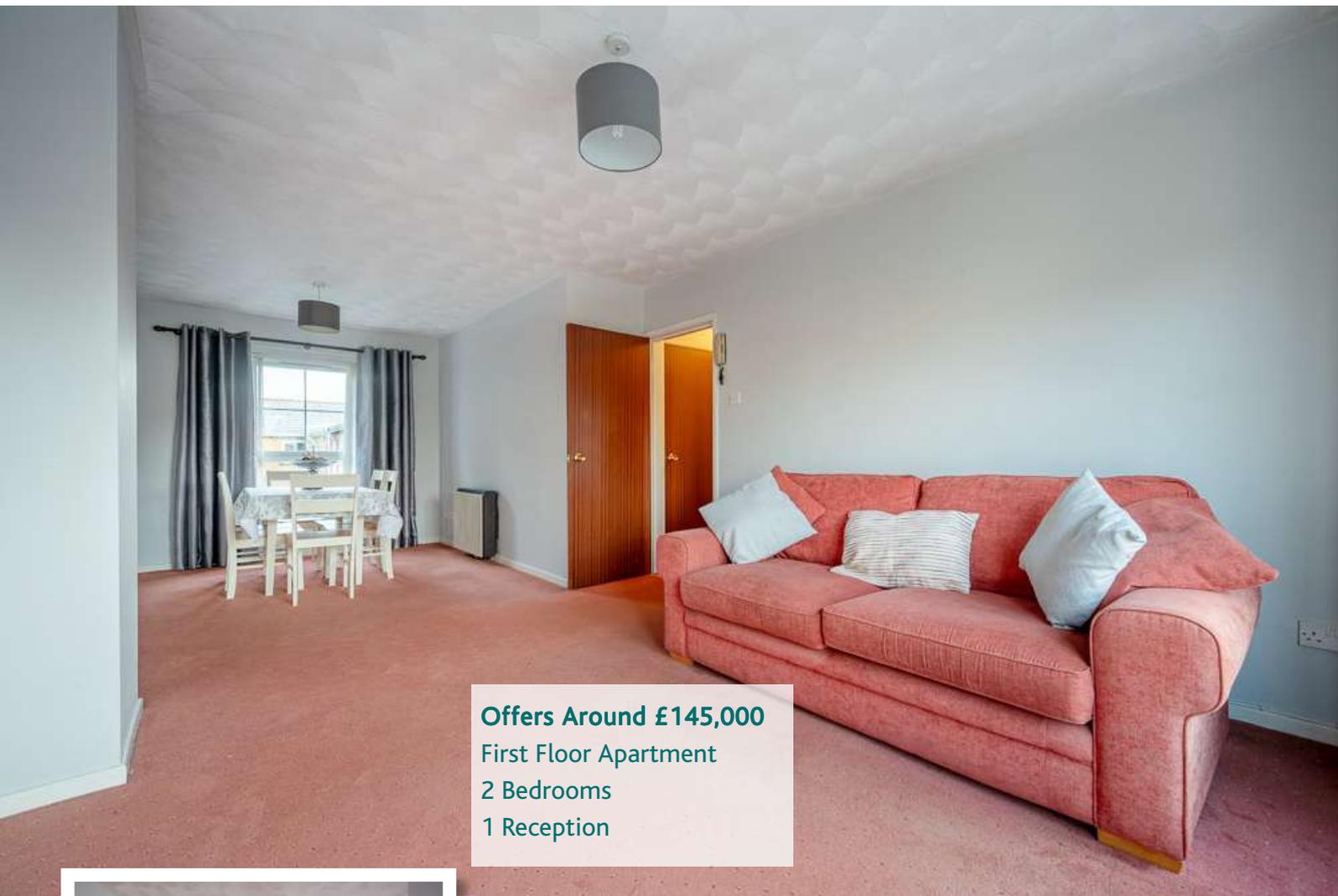
 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

8 Hawthornden Court | Belfast, BT4 3HA
OFFERS AROUND £145,000

**Scan for Property Details
and to Arrange a Viewing**



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Offers Around £145,000
First Floor Apartment
2 Bedrooms
1 Reception



Property Features

- Superb First Floor Apartment Located off the Upper Newtownards Road within Striking Distance of both Ballyhackamore and Belmont Villages
- Ease of Access to Belfast City Centre and Belfast City Airport for the Daily Commuter
- Two Well Appointed Bedrooms
- Generous Built in Storage Throughout
- Contemporary Fitted Shower Room with White Suite
- Modern Fitted Kitchen
- Living Dining Room with Dual Aspect Windows
- Allocated Car Parking Space with Additional Visitors Parking
- Economy 7 Heating
- UPVC Double Glazing Throughout
- Management Company Approx. £200 PQ
- No Onward Chain
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended

Accommodation

Ground Floor	Bedroom One 10'4" x 9'7"
Communal Front Door	Bedroom Two 10'4" x 6'8"
First Floor	
Number 8 Front Door	Outside
Reception Hall	Spacious Communal Grounds
Shower Room	
Through Lounge / Dining Room 24'3" x 11'2"	Management Fee Approximately £200 / Quarter
Kitchen 9'4" x 8'	

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



We are delighted to bring to the market this well maintained two-bedroom first floor apartment located just off the Upper Newtownards Road in East Belfast which is within walking distance of the bustling villages of Ballyhackamore and Belmont. Providing bright and spacious accommodation throughout and with excellent additional storage, this property is sure to tick a lot of boxes for a vast array of potential purchasers.

The apartment comprises of; Spacious entrance hall with built in storage, two well-proportioned bedrooms, contemporary fitted shower room with white suite, modern fitted kitchen, and a spacious living dining area with dual aspect windows. The property further benefits from UPVC double glazing throughout, economy 7 heating, allocated parking and additional visitors parking.

The property provides ease of access for the city commuter via main arterial routes such as the Newtownards Road (via G1 Glider route) and Outer Ring. The property also lies within the catchment area to a number of leading primary and secondary schools. With many highly sought after attributes and a busy market, this property is sure to gather instant momentum we therefore recommend arranging a viewing at your earliest convenience.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, 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, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on completion.
Made with floorplan 0004

Directions

Travelling along the Upper Newtownards Road in the direction of Ballyhackamore village, before the knock lights turn right into Hawthornden Court. No 8 is a front apartment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		61	
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
			76



Viewing

By appointment through agent.

Free Valuation

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



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