

# FOR SALE

**CAMPBELL & CO**  
Sales - Lettings - Property Management



**Apt 16, The Courtyard**

222 Castlereagh Road, Belfast, County Antrim, BT5 5FZ

**Offers In Region Of  
£125,000**



# Property Features

- Superb First Floor Apartment
- Two Double Bedrooms
- Modern Finish Throughout
- Gas Heating
- PVC Double Glazed Windows
- Spacious Kitchen With Open Plan Living / Dining
- Allocated Parking And Visitor Parking
- Well Maintained Communal Gardens

## Full Description

Superb two bedroom first floor apartment with balcony area and patio doors. Situated off the Castlereagh Road The Courtyard is a modern apartment complex very well maintained both inside and out with beautiful communal gardens. Fully fitted kitchen with appliances and wooden floors in hall and Lounge / Dining. Range of fitted wardrobes in main bedroom providing excellent storage. WC off the main bedroom.

Located within easy reach of public transport links, shops, parks, and amenities, we anticipate a strong level of interest in this stunning property.

### ENTRANCE HALL

Wooden Floor.

### RECEPTION ROOM

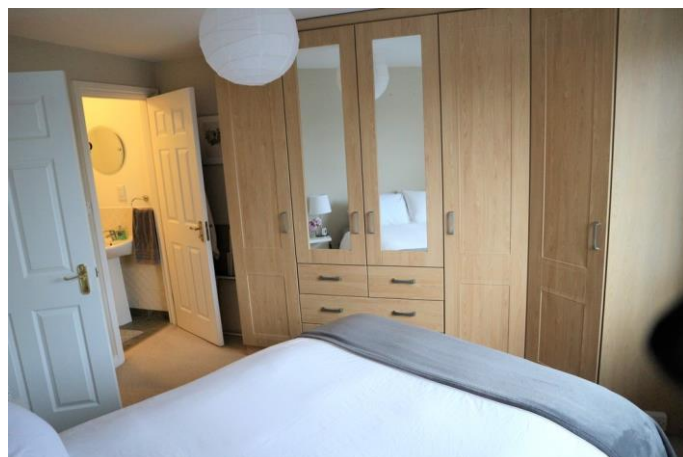
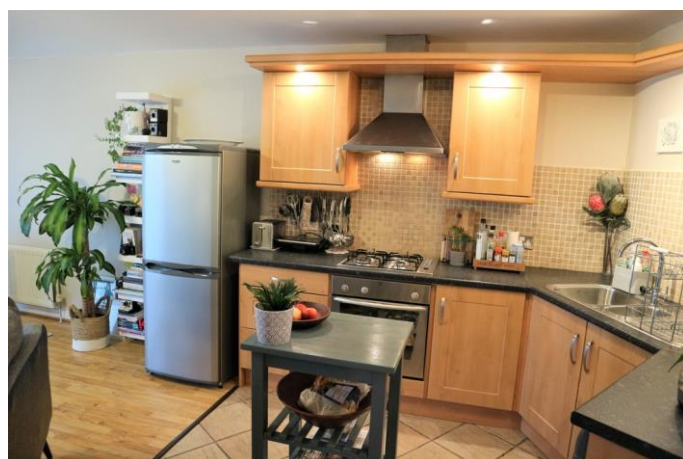
19' 2" x 14' 2" (5.85m x 4.32m) (At widest points)  
Wooden floor.

Patio door with glazed side panels out to balcony.  
Open planning to Kitchen.

### KITCHEN/DINER

10' 7" x 8' 9" (3.25m x 2.67m) (At widest points)  
Range of high- and low-level units.

Built in gas hob, electric oven and extractor fan.  
Space for Washing Machine and Fridge Freezer.  
Part tiled walls and tiled floor.





### BATHROOM

9' 4" x 7' 10" (2.86m x 2.41m) Beautiful white bathroom suite including: panelled bath, shower over bath, WC, wash hand basin with part tiled walls and tiled floor.



### BEDROOM (1)

11' 10" x 10' 4" (3.61m x 3.17m) (At widest points)  
Range of fitted units.

### WC

White suite, wash hand basin, WC with part tiled walls and tiled floor.

### BEDROOM (2)

10' 11" x 9' 2" (3.34m x 2.81m) (At widest points)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

225 Woodstock Road  
Belfast  
County Antrim  
BT6 8PQ

[www.campbellcoproperty.com](http://www.campbellcoproperty.com)  
[belfast@campbellcoproperty.com](mailto:belfast@campbellcoproperty.com)  
02890 732273

**TENURE:** Freehold  
**RATES:** £756.96

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.  
**Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.