



Total area: approx. 101.1 sq. metres (1088.1 sq. feet)

Plan prepared by EASS ' www.eassni.com ' To be used as a guide only
Plan produced using PlanUp.

Energy Performance Rating: C77

Environmental Impact (CO2) Rating is: C76

Length of lease: 900 years from 01/10/2003

Service charge: £996 per annum

Ground Rent: Nil

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	77	80
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



Steve Hewlett Associates

STEVE  **HEWLETT**
ASSOCIATES PROPERTY AGENT

“SUBSTANTIAL TOP FLOOR APARTMENT”



FOR SALE

**27 Grafton Court,
85 Kings Road, BT5 7BU**

£195,000

€216,500

- Three double bedroom
- Double width drawing room
- Open plan kitchen
- Master bedroom en-suite
- Further family bathroom
- Gas central heating
- PVCu double glazed windows
- Lift serviced
- No onward chain
- Resident managed development

A third (top) floor lift serviced purpose built apartment situated on the brow of the hill adjacent to Comber Greenway and only a few minutes walk away to King's Square Shopping Centre and Cherryvalley shops. The property maintains a southerly aspect with far reaching views across the Castlereagh Hills from its large drawing room.

The three double bedrooms (master en-suite) are all of an excellent proportion and with modern bathroom facilities, double glazed windows throughout and gas central heating this property will particularly appeal to those downsizing from larger premises within the immediate vicinity.

Grafton Court is a residents managed development and the board of directors are regularly reviewing the amenities within the site, which features a central courtyard with an attractive water feature.

Public transport facilities to the surrounding areas and city centre, are, literally, just outside the development with the added attraction of Ballyhackamore being within one mile. Offered for sale with no onward chain, the extremely well proportioned accommodation is the underlying feature of this property and demands internal inspection to be fully appreciated.

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THE ACCOMMODATION COMPRISES

ENTRANCE

From lift serviced communal third floor landing, door to:

RECEPTION HALL

Laminated wood flooring, radiator, entry phone consul, large storage cupboard.

LIVING ROOM

21' 0 x 19' 2 (6.40m x 5.84m) with twin aspect PVCu double glazed windows to rears with far reaching views over Cherryvalley towards the Castlereagh Hills. Two radiators, laminated wood flooring.



OPEN PLAN KITCHEN

Single drainer stainless steel sink unit with mixer tap above and cupboard below, further range of base and wall storage units with integrated fridge freezer, dishwasher and washing machine. Extensive laminated work surfaces incorporating a 4 ring gas hob with canopied extractor hood above and oven below. Inset spotlights, ceramic tiled flooring, double glazed roof light window.



BEDROOM ONE

13' 0 x 12' 9 (3.96m x 3.89m) with PVCu double glazed window to side overlooking courtyard, double opening built-in wardrobe cupboard, radiator, door to:

EN-SUITE SHOWER ROOM

Part tiled walls to corner shower cubical, low level wc and pedestal wash hand basin. Chrome towel radiator, inset spotlights, ceramic tiled flooring, extractor fan.



BEDROOM TWO

19' 0 x 11' 8 (5.79m x 3.56m) with PVCu double glazed window to rear overlooking rooftops towards Castlereagh Hills, radiator.

BEDROOM THREE

12' 0 x 10' 8 (3.66m x 3.25m) with twin aspect double glazed roof light windows to side, double opening built-in wardrobe cupboard, radiator.



BATHROOM

Part tiled walls to white suite of panelled bath with thermostatically controlled shower above and shower screen, pedestal wash hand basin and low flush wc. Chrome towel radiator, double glazed roof light window to side, ceramic tiled flooring, inset spotlights, extractor fan.

OUTSIDE

Set within attractive communal gardens with central courtyard with water feature. Off street parking.

