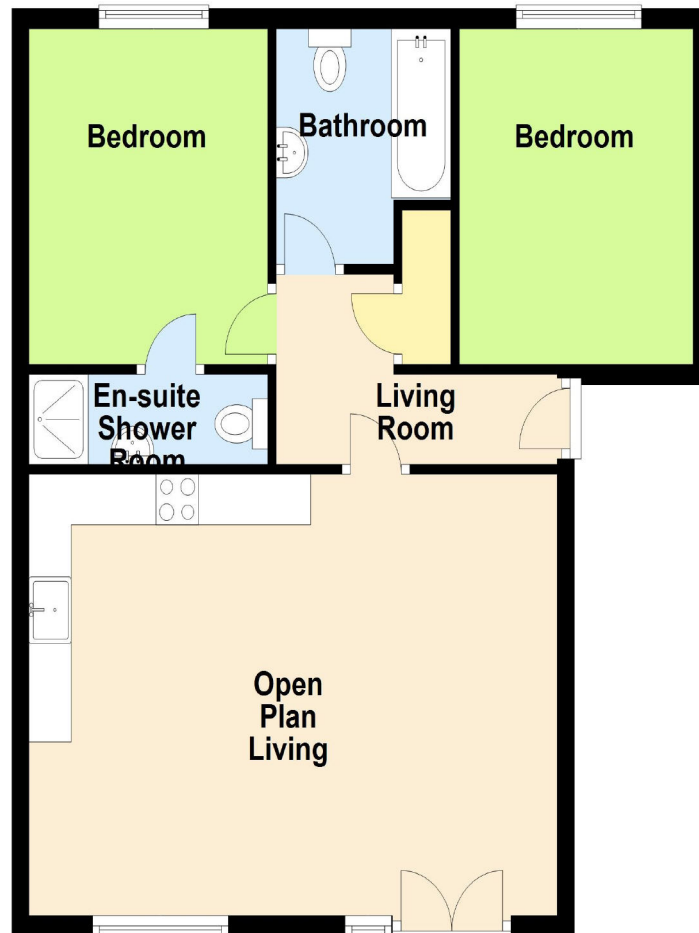


**First Floor**  
Approx. 60.3 sq. metres (648.6 sq. feet)



Total area: approx. 60.3 sq. metres (648.6 sq. feet)

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



**Steve Hewlett Associates**

**STEVE**  **HEWLETT**  
ASSOCIATES PROPERTY AGENT

**“CONTEMPORARY FIRST FLOOR APARTMENT”**



**FOR SALE**

**14 The Courtyard,  
220-222 Castlereagh Road,  
Belfast, BT5 5FZ**

**£120,000**

**€140,000**

- Two double bedrooms
- Master bedroom with en-suite
- Modern bathroom
- Spacious lounge
- Open plan kitchen dining area
- Gas fired central heating
- Double glazed windows
- Attractive communal gardens
- Allocated off street parking
- No onward chain

An excellently presented two bedroom first floor purpose built apartment situated in this well located development with easy access to Tesco's (Castlereagh) and public transport to the city centre and beyond.

The property will appeal to a wide range of potential buyers from those stepping onto the property ladder for the first time to those downsizing to more manageable accommodation. The property benefits from gas central heating, double glazed windows and features a small “Juliet” style balcony accessed through south westerly facing french doors.

Offered for sale with no onward chain, early internal inspection is strongly recommended to fully appreciate the fine facilities available within this attractive residence.

For investors the property is pre-let at £545.00 per calendar month.

**Steve Hewlett Associates**

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THE ACCOMMODATION COMPRISES

ENTRANCE

From first floor communal landing, solid door (with spy hole), to:

RECEPTION HALL

Ceiling light point, radiator, storage/cloaks cupboard housing wall mounted gas combination boiler.

OPEN PLAN LIVING / DINING ROOM / KITCHEN

20' 6 x 14' 6 (6.25m x 4.42m) **Lounge:** laminated wood flooring, georgian style PVCu double glazed french door to small Juliet balcony, with similar windows adjacent, to front. Two radiators, entry phone consol, two ceiling light points, tv and telephone points. **Kitchen:** with single drainer stainless steel sink unit with mixer tap above and cupboards below, further range of contemporary base and wall storage units, extensive laminated work surfaces incorporating four ring gas hob with canopied extractor filter above and oven below. Plumbing for washer-dryer, space for fridge freezer, ceramic tiled flooring.



BEDROOM ONE

11' 3 x 9' 7 (3.43m x 2.92m) with PVCu double glazed georgian style window to rear overlooking landscaped communal grounds, radiator, ceiling light point, door to:



EN-SUITE SHOWER ROOM

Part tiled walls to tiled shower cubical with thermostatically controlled shower above; low level wc and pedestal wash hand basin. Extractor fan, ceramic tiled flooring.

BEDROOM TWO

9' 4 x 8' 1 (2.84m x 2.46m) plus large door recess. Ceiling light point, PVCu double glazed georgian style window to rear, radiator.

BATHROOM

Part tiled walls to white suite of panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin and low flush wc. Radiator, extractor fan, ceiling light point, PVCu double glazed georgian style window to rear.



OUTSIDE

Set within landscaped communal gardens with allocated parking for residents and ample guest spaces available.

Energy Performance Rating for this property is C80.

LENGTH OF LEASE: 9000 from 2003

SERVICE CHARGE: £706.65 per annum

GROUND RENT: £100 per annum

BUILDING INSURANCE: Invoiced separately

