

## Outside

Electric gates for vehicles and separate pedestrian entrance.

Car parking for residents (allocated) and visitors.

Communal gardens featuring lawns, well-stock flower beds with variety of plants, trees and shrubs.

Screened bin store. Bike racks. External lighting.

MANAGEMENT COMPANY: Flat Management Services.

MANAGEMENT FEES: £1000 per annum. Ground Rent: £60 pa



Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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TEMPLETON ROBINSON 25 YEARS We've reached SILVER Let's move you to SOLD

Situated to the rear of the front block in this highly regarded development in leafy Belmont, this superb first floor apartment would be ideal for a range of purchasers.

Electric gates bring you in to the well-maintained communal gardens thus offering a secure, "lock and leave" home.

Both bedrooms are well-proportioned and the master features an en suite shower room. The well-appointed kitchen is open plan to a bright living/dining area.

Around the corner from award-winning Belmont Park, excellent local amenities and eateries in both Belmont and Ballyhackamore are also within walking distance.

Ready to move into and recently re-decorated, internal inspection is a must.

Offers Around  
£165,000

A6 The Limes,  
216a Belmont Road,  
BELFAST,  
BT4 2AT

Viewing by  
appointment with  
& through agent  
028 9065 0000

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216a Belmont Road,  
BELFAST, BT4 2AT

## Property Features

Superb first floor apartment with lift

Two double bedrooms

Master with en suite shower room

Living room open plan to dining area with large window and French door

Modern kitchen with integrated appliances

Bathroom with white suite

Natural gas central heating system

Double glazed throughout

Electric gates to resident and visitor parking areas

Communal gardens (tended by Management Company)

Recently re-decorated

Close to excellent local amenities in Belmont and Ballyhackamore

No onward chain

## Location:

Heading countrybound on the Belmont Road, The Limes is on the left hand side after Strathearn School and before Campbell College roundabout.

## Property Comprises

### Ground Floor

Front door.

ENTRANCE FOYER: Rear door to communal garden area and car parking. Stairs and lift to:

### First Floor

Front door.

HALLWAY: Built-in storage cupboard. Entryphone.

MASTER BEDROOM: 13' 6" x 8' 8" (4.11m x 2.65m) Door to:

ENSUITE SHOWER ROOM: Comprising tiled corner shower cubicle with Mira Jump electric shower. Low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor.

BEDROOM (2): 10' 1" x 8' 8" (3.08m x 2.65m)

BATHROOM: White suite comprising panelled bath with shower over, low flush wc, pedestal wash hand basin. Part tiled walls, ceramic tiled floor.

LIVING/DINING ROOM: 17' 8" x 12' 0" (5.38m x 3.66m) (Average). French door which opens fully internally. Glass panel.

Open to:

KITCHEN: 13' 11" x 8' 10" (4.25m x 2.68m) Modern range of high and low level units. Single drainer one and a half bowl stainless steel sink unit. Integrated appliances including four ring gas hob with extractor fan over. Matching underbench stainless steel oven. Fridge, freezer, washing machine. Part tiled walls, ceramic tiled floor. Feature glass bricks.

