

Outside

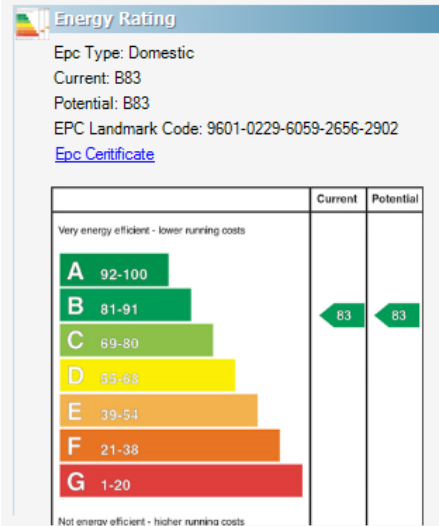
Electric gates for vehicles and separate pedestrian entrance.  
Allocated car parking for residents. Visitors parking. Communal gardens featuring lawns, well-stocked flower beds with a variety of plants, trees and shrubs. Screened bin store. Bike racks. External lights.

Management company: Flat Management Services.

Service Charge: £1000 per annum. Ground rent £60 per annum.

TEMPLETON  
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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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This is a superb first floor apartment situated to the front of the rear block, enjoying natural light in abundance in this highly regarded development just off the Belmont Road the property is spacious and stylish, ideal for the first time buyer, professional couple or investor alike. Both Bedrooms are double's with the master featuring an ensuite shower room. The modern kitchen enjoys a casual dining area open plan to living with a fantastic large window and French door giving the apartment that bright outlook. Belmont Road is an exclusive address within walking distance to popular cafes and restaurants in Belmont and Ballyhackamore. It is also convenient to Stormont parkland and close to Holywood and the north Down coastline.

With nothing to do but move in, internal inspection is a must to see what this fine property has on offer.

Offers Around  
£160,000

B5 The Limes,  
216a Belmont Road,  
Belmont,  
BT4 2AT

Viewing by  
appointment with  
& through agent  
028 9065 0000



B5 The Limes,  
216a Belmont Road,  
Belmont, BT4 2AT

Property Features

Beautifully Presented First Floor Apartment with Lift

Two Double Bedrooms, Master with Ensuite

Living/Dining Area with Large Window & French Door, Open Plan to:

Modern Kitchen with Range of Appliances

Family Bathroom with White Suite

GFCH / Double Glazing Throughout

Secure Electric Gates to Front for Car & Pedestrian Access

Allocated Parking Space, Additional Visitor Parking

Communal Mature Gardens

Excellent Public Transport Links to Belfast City Centre

Close to Amenities in Belmont & Ballyhackamore Villages'

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 to . . .

ENTRANCE FOYER: Rear door to communal garden area and car park. Lift and stairs to . . .

First Floor

Wooden front door to . . .

RECEPTION HALL: Intercom system. Storage cupboard with ample storage and housing for electricity.

KITCHEN OPEN PLAN TO LIVNG/DINING: 26' 2" x 13' 11" (7.976m x 4.230m) KITCHEN: Modern range of wood effect high and low level units. Granite work surfaces. 1.5 bowl stainless steel sink unit with chrome mixer tap. Under bench chome oven with four ring gas hob above. Chrome extractor hood. Integrated fridge freezer. Integrated washer/dryer. Tiled splash back. Ceramic tiled floor. Chrome low voltage spotlights. Housing for gas boiler. Feature block style window. Open plan to . . .

LIVING/DINING AREA: Glass French door which opens fully internally, glass panel.

BEDROOM (1): 13' 8" x 8' 8" (4.160m x 2.645m) Door to . . .

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap. Glazed shower cubicle with electric shower and shower tray. Wall-mounted mirror. Part tiled walls. Ceramic tiled floor. Hand towel rail. Toilet roll holder.

BEDROOM (2): 10' 6" x 8' 8" (3.210m x 2.632m)

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap. Wall-mounted mirror. Panelled bath with chrome mixer tap and shower attachment. Glass shower screen. Part tiled walls. Ceramic tiled floor.

