



Set in approximately four acres of well-tended, communal gardens and woodland walks, Sandown Manor is an exclusive gated development designed solely for the over 55's.

Conveniently situated less than half a mile from the heart of Ballyhackamore with its wealth of amenities, eateries and shops. Public transport routes and the Comber Greenway are also practically on your doorstep.

Accessed via lift or stairs, this modern first floor apartment is part of the main apartment block. It features a double bedroom and incorporates excellent storage.

Offers Over
£135,000

Apt 26 Sandown Manor,
84A Sandown Road,
BELFAST,
BT5 6GQ

Viewing by
appointment with
& through agent
028 9065 0000

- Bright and airy first floor apartment
- Lounge open plan to Kitchen with range of integrated appliances
- Bedroom with built in mirrored sliding robes
- Shower room with modern white suite
- Generous storage cupboard
- Gas central heating/Double glazed windows
- Secure resident and visitor parking
- Popular exclusive development for over 55's
- Within walking distance of Ballyhackamore and its array of shops and cafes



The Property Comprises:

Ground Floor

Secure communal entrance. Lift and stairs to . . .

First Floor

Front door to . . .

ENTRANCE HALL: Generous storage cupboard.

LOUNGE: 19' 9" x 10' 0" (6.02m x 3.05m) Storage cupboard with gas boiler, low voltage spotlights.



Open plan to ; . .

MODERN FITTED KITCHEN: Range of high and low level units, granite work surfaces, integrated dishwasher, 1.5 bowl stainless steel sink unit, integrated fridge freezer, four ring electric hob, electric double oven, stainless steel extractor hood, part tiled walls, low voltage spotlights.



BEDROOM (1): 15' 1" x 10' 3" (4.6m x 3.12m) Built-in mirrored sliding wardrobes, low voltage spotlights.

SHOWER ROOM: Modern white suite comprising shower cubicle, vanity sink unit, low flush wc, chrome heated towel rail, low voltage spotlights.



Location:

Travelling from Ballyhackamore along the Sandown Road, Sandown Manor is about half way down on the left hand side.

Outside

Electric remote control entrance gates and separate pedestrian access. Communal garden in lawn with mature trees and shrubs. Resident and visitor parking.



Management company: Sandown Manor Management Company.

Service Charge: £125 per month.

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com

First Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

Apt 26 Sandown Manor, Belfast

Energy Rating

Epc Type: Domestic

Current: B83

Potential: B83

EPC Landmark Code: 2994-7840-2140-6499-9975

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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