



Kingsley Court is an exclusive apartment development occupying a quiet position tucked off the prestigious Belmont Road. Number 3 is a well presented, spacious ground floor apartment offering the utmost in convenience, comfort and security. Accessed via its own front door, the layout comprises spacious hallway, living room, separate kitchen, two well proportioned bedrooms, luxury recently installed shower room plus conservatory. Further investigation reveals a utility cupboard that is plumbed for washing machine plus a good sized external store cupboard – ideal for push bikes or gardening equipment. Externally, the apartment affords allocated private parking directly adjacent to the front door plus a South facing enclosed garden to the rear – A benefit not usually associated with apartment living. A highly convenient position on the doorstep of Belmont & Ballyhackamore villages with their array of shops, cafes, restaurants and churches. The local bus route also offers ease of access to Belfast city centre and surrounding areas. We are confident this very spacious and well appointed apartment will have wide appeal -viewing is a must.

**Offers Around  
£144,500**

Apt 3 Kingsley Court,  
203-205 Belmont Road,  
Belfast,  
BT4 2AG

---

Viewing by  
appointment  
through agent  
028 9042 4747

- Exclusive apartment development positioned off the prestigious Belmont Road
- Well presented ground floor apartment
- Entrance hall with access to utility cupboard
- Spacious reception hall
- Living Room with feature electric fireplace
- Separate Kitchen with range of built in appliances
- Conservatory with access to rear garden
- Two well proportioned bedrooms
- Recently installed luxury shower room
- Hardwood frame double glazed windows
- Economy 7 heating
- Alarm (1GB fibre optic broadband currently being installed to all apartments)
- Enclosed, South facing rear garden
- Allocated parking space adjacent to front door
- External store cupboard - Ideal for push bikes or gardening equipment
- Local bus route offers ease of access to Belfast & surrounding areas
- Highly convenient location on the doorstep of Belmont & Ballyhackamore villages
- NO ONWARD CHAIN

The Property Comprises:

#### Ground Floor

Front door to . . .

RECEPTION HALL: Access to . . .

UTILITY CUPBOARD: Plumbed for washing machine, vented for dryer.

HALLWAY: Electric cupboard.

AIRING CUPBOARD: Shelving, copper cylinder and immersion heater.

LIVING ROOM: 16' 1" x 12' 6" (4.9m x 3.8m)

(Currently used as a bedroom). Electric inset fireplace with oak surround, granite effect inset, granite hearth, TV aerial, cornice ceiling.

KITCHEN: 12' 10" x 6' 3" (3.9m x 1.9m) Fitted kitchen with excellent range of high and low level units plus pull-out larder and corner carousel, built-in eye level Samsung oven, built-in Samsung four ring induction hob, extractor fan, stainless steel round sink with mixer tap, Kenwood dishwasher, Beko fridge freezer, laminate worktop, concealed lighting, tiled splash back, laminate wood floor, intervent extractor fan.



BEDROOM (1): 12' 2" x 9' 2" (3.7m x 2.8m) Wall to wall range of built-in robes with mirror sliding doors, additional storage within with shelves.

BEDROOM : 10' 2" x 8' 6" (3.1m x 2.6m)

Hardwood double glazed door with side panel to

...

uPVC DOUBLE GLAZED CONSERVATORY: 11' 10" x 11' 6" (3.6m x 3.5m) uPVC door to exterior.

SHOWER ROOM: Recently installed shower room with double walk-in shower enclosure with panelled walls and Aqualisa shower unit, 'floating' wash hand basin with mixer tap and low level drawers, comfort height low flush wc, fully tiled walls, electric heated towel rail, Xpelair intervent extractor fan, Heatstore secondary heater.

## Outside

Allocated parking space directly adjacent to front door, additional visitor parking. Fully enclosed south facing rear garden, low maintenance purple slate stones, Large outdoor store cupboard to front ideal for push bikes or gardening equipment. Outside light and tap.

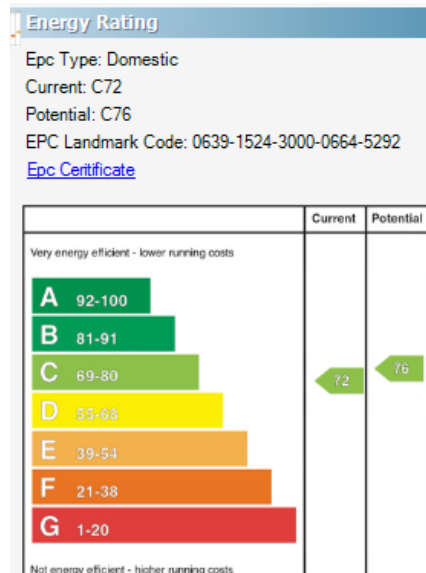
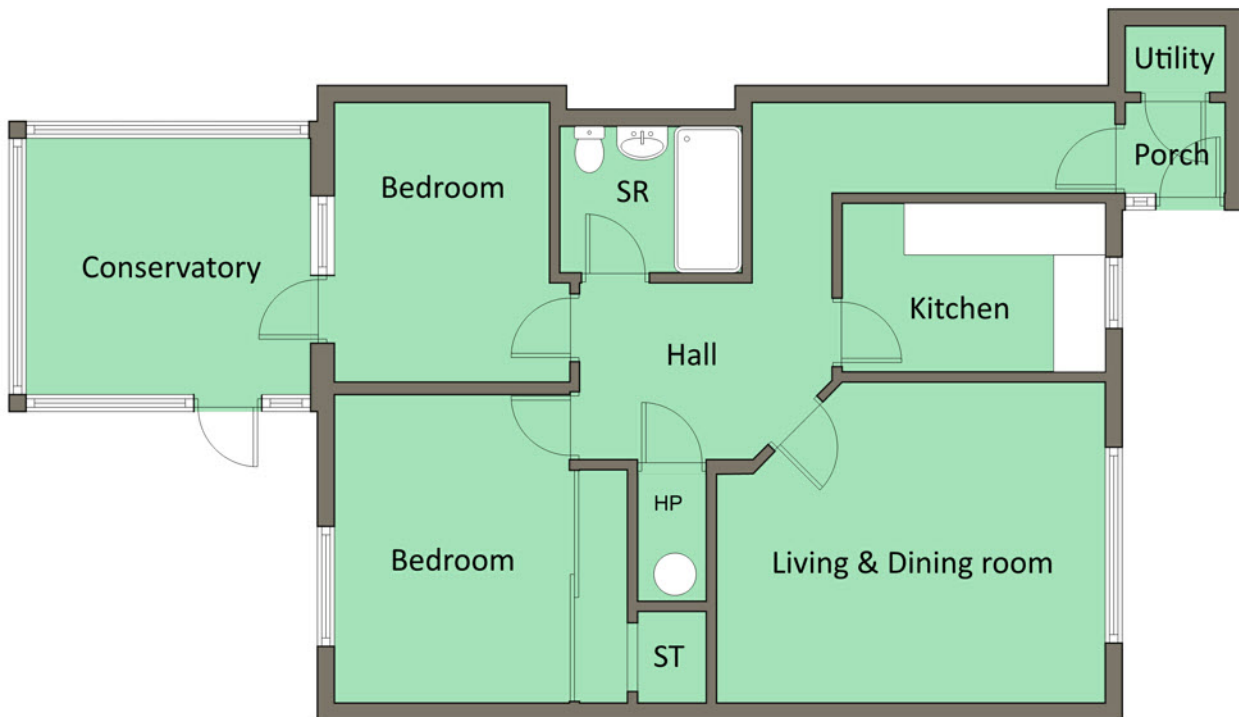
## Property Management Fee

£166 per quarter.

## Location:

Travelling from the Campbell College roundabout turn onto Belmont Road towards Belmont Village, Kingsley Court can be found on the left hand side between the Belmont Church Road and the Earlswood Road.





North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

