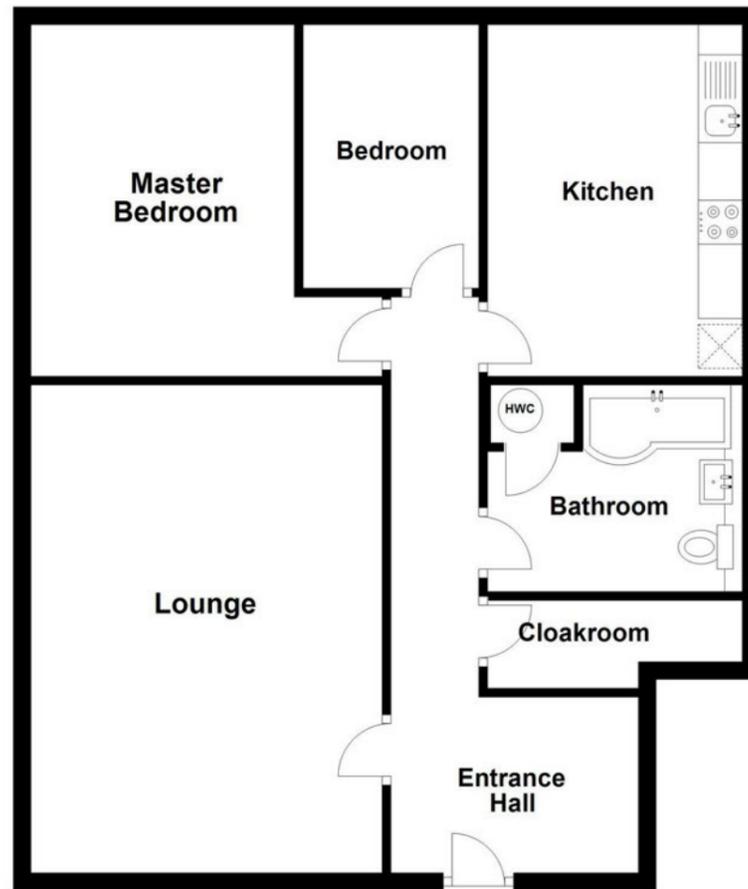




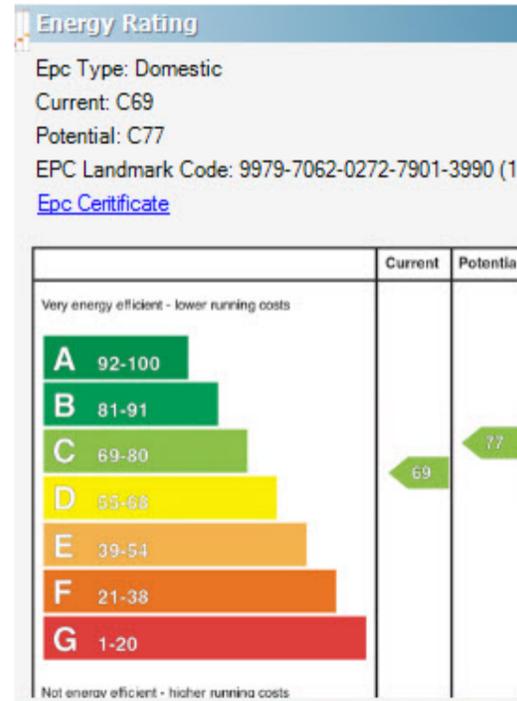
Ground Floor

Approx. 75.9 sq. metres (817.2 sq. feet)



Total area: approx. 75.9 sq. metres (817.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



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



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An excellent ground floor apartment in this popular development exclusively for the over 55's in Carryduff, on the outskirts of South Belfast. The accommodation has been recently refurbished and comprises a spacious living room, modern fitted kitchen with space for a dining table, two well proportioned bedrooms, and a deluxe modern bathroom. In addition the property benefits from uPVC framed double glazed windows, Economy 7 storage heating, a generous hallway and storage cupboard, parking facilities and communal garden areas.

The development also benefits from a Tunstall Telecom Communication Alarm System in each apartment linked to the development manager's office.

Tastefully presented and ready for immediate occupation we encourage early viewing.

**Offers Over
£129,950**

Apt 19 Queensfort Court,
Carryduff,
Belfast,
BT8 8NF

Viewing by
appointment with
& through agent
028 9066 3030

Apt 19 Queensfort Court,
Carryduff,
Belfast, BT8 8NF

Property Features

- Superbly presented ground floor apartment with own front door access
- Popular development near to many amenities exclusively for residents aged 55 and above
- Generous living room
- Contemporary kitchen with integrated appliances and dining area
- Bathroom with modern white suite
- Two well proportioned bedrooms
- Electric heating, uPVC double glazed window frames, high level of insulation
- Communal gardens in lawns, car parking for residents and guests
- On-site development Manager, communal lounge and hair dressers

Location:

Main roundabout at Carryduff coming from Belfast take 3rd exit off roundabout into Queensfort Park then immediately right into Queensfort Court.

Property Comprises

Ground Floor

Wooden and glazed front door with side panels to . . .

RECEPTION HALL: Generous storage cupboard.

LIVING/DININGROOM: 18' 11" x 12' 10" (5.77m x 3.91m)

KITCHEN: 13' 1" x 9' 6" (3.99m x 2.9m) Modern fitted kitchen with excellent range of high and low level units, wood effect work surfaces and splash back, integrated stainless steel sink unit, integrated stainless steel oven, hob and extractor fan, integrated fridge freezer and washing machine, part tiled walls, space for dining.

BEDROOM (1): 13' 2" x 9' 8" (4.01m x 2.95m)

BEDROOM (2): 9' 10" x 6' 5" (3m x 1.96m)

BATHROOM: 9' 5" x 7' 8" (2.87m x 2.34m) Modern white suite comprising P-shaped bath with mixer tap and telephone hand shower, vanity unit, low flush wc, chrome heated towel rail, extractor fan, vinyl flooring, fully tiled walls.

Outside

Resident and guest parking. Communal gardens in lawns with mature beds and natural screening.

Management company

Dunlop

Service Charge

£1200 per annum

