



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 5, 12 BELMONT AVENUE  
WEST, BELFAST, BT4 3DG**

**OFFERS AROUND £119,950**



An excellent, modern second floor apartment within the Belmont area. Ideal for a single buyer or couple looking for easy to maintain, convenient accommodation close to the vast range of local amenities in both Belmont and Ballyhackamore Village.

Comprising one bedroom, lounge/dining room open to attractive kitchen with range of integrated appliances. Modern white bathroom suite with shower over bath and wood laminate flooring. Gas fired central heating and PVC double glazing throughout. Beautifully presented and situated in such a popular area, this second floor apartment offers modern, attractive accommodation with very low outgoings. View now to avoid disappointment.



## Key Features

- One Well Proportioned Bedroom With Two Velux Windows
- Good Sized Lounge/Dining Room With Wood Laminate Flooring, Open To:
- Attractive 'Ivory White' Kitchen With Full Range Of Integrated Appliances And Recessed Spotlighting
- Modern White Bathroom Suite With Shower Over Bath
- Gas Fired Central Heating And PVC Double Glazed Windows
- Intercom System And Velux Windows With Fitted Blinds
- Convenient To A Range Of Local Amenities Including Glider Bus System To City Centre
- Modern Second Floor Apartment In The Popular Belmont Area



### Accommodation Comprises:

#### Communal Entrance Hall

Ceramic tile flooring.

#### Entrance Hall

Storage cupboard and wood laminate flooring.

#### Lounge / Dining Room

9'7" x 9'5"

Velux window and wood laminate flooring.

#### Open To:

#### Kitchen

8'0" x 7'3"

Attractive range of high and low level units, wood laminate work surface with splash back, inset single drainer stainless steel sink unit with mixer taps, built in oven, hob, stainless steel splash back, stainless steel extractor hood, integrated fridge freezer, concealed washer/dryer, concealed gas fired boiler, recessed spotlighting and wood laminate flooring.

#### Bedroom 1

10'4" x 6'3"

(average). Two velux windows.

#### Bathroom

Modern white suite comprising panelled bath with mixer taps, telephone handle shower, shower screen, tiled splash back, pedestal wash hand basin with mixer taps, tiled splash back, low flush wc, extractor fan, recessed spotlighting, velux window and wood laminate flooring.

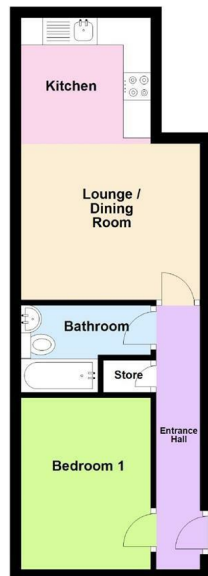
#### Additional Information

Approximately £46 per month management fee.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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