

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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BT4 3EX

028 9047 1515

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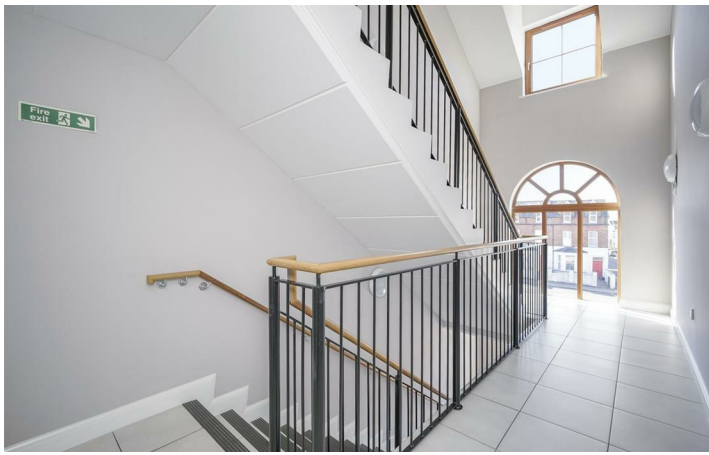
NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 15, 120 UPPER  
NEWTOWNARDS ROAD, BT4 3EQ**

**OFFERS AROUND £134,950**





An excellent second floor apartment with lift access within a fantastic new development of apartments in the heart of Ballyhackamore. Comprising generous master bedroom, open plan lounge dining room and fully fitted kitchen with range of integrated appliances. Luxury bathroom with electric shower over bath and attractive tiled walls and flooring. Gas fired central heating and uPVC double glazed windows.

A modern, convenient apartment offering easy to maintain accommodation with easy access to Belfast City Centre and a short walk to the popular Ballyhackamore village and its many shops and restaurants. Also includes designated car parking and an attractive outlook overlooking the Belfast City docks.



## Key Features

- A Modern One Bedroom Apartment With Lift Access And Parking
- Lounge/Dining Room With Attractive Views Over Belfast City Centre
- Excellent Kitchen With Range Of Integrated Appliances
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Modern White Bathroom With Shower Over Bath And Tiling
- Designated Car Parking And Easy To Maintain Accommodation
- Located in the Heart of Ballyhackamore With Many Amenities Close By
- Conveniently Located On The Glider Bus Route To The City Centre



## Accommodation Comprises

### Communal Entrance Hall

#### Entrance Hallway

Solid Oak wood flooring. Storage cupboard.

#### Lounge/Dining/Kitchen

17'0" x 12'1"

Modern range of high and low level units, wood laminate work surfaces with upstands, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel splashback, stainless steel extractor hood. Integrated fridge/freezer, integrated washer dryer. Solid Oak wood flooring. Recessed spotlighting.

#### Bedroom 1

12'6" x 9'8"

Solid Oak wood flooring.

#### Bathroom

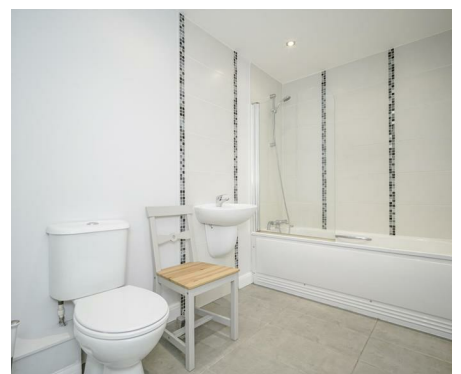
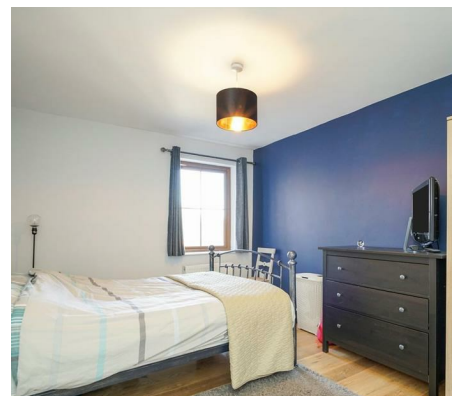
Modern white suite comprising panelled bath with mixer tap and telephone shower, shower screen. Pedestal wash hand basin with mixer tap, tiled splashback. Low flush w.c. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

## Outside

On site car parking

## Additional Information

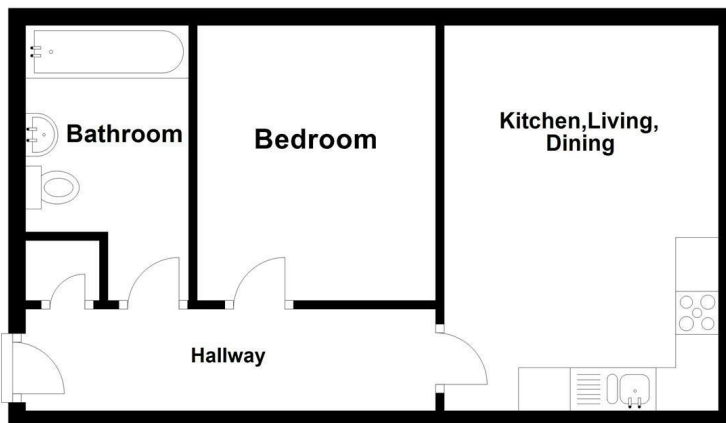
Management Company Fees are approximately £60 per month. Rates approx £800 per annum.








## Second 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) <b>A</b>		83	83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

ULSTERPROPERTYSALES.CO.UK

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028 9756 1155

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028 9072 9270

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028 9188 8000

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MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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