

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 3 THE COURTYARD
BELFAST, BT5 5FZ**

OFFERS OVER £115,000



A spacious ground floor apartment within the popular Courtyard Development on the Castlereagh Road, offering well-proportioned accommodation this apartment will appeal to first time buyers, professionals or someone wanting to downsize.

Comprising bright, spacious lounge with patio doors leading to front area, kitchen/dining area, two good-size bedrooms, master ensuite, and white bathroom suite.

Easy to maintain accommodation with a designated parking space and shops, cafes and main buy routes to Belfast City Centre close to hand.

An internal inspection is essential; to appreciate fully all this apartment has to offer.



Key Features

- Excellent, Spacious, Ground Floor Apartment
- Fitted Kitchen With Dining Area
- Lounge With Patio Doors Leading To Front Outside Area
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Two Double Bedrooms, One With Master Ensuite
- White Bathroom Suite
- Designated Parking Space To Rear
- Superb Development of Apartments Close to Many Amenities



Accommodation Comprises:

Entrance Porch

Living Room

13'8 x 13'4 (4.17m x 4.06m)

PVC doors to front. Open to:

Kitchen

7'6 x 7'4 (2.29m x 2.24m)
Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and gas ring hob, plumbed for washing machine, partly tiled walls, fully tiled floor.

Rear Hall

Cupboard, gas boiler.

Bedroom 1

13'3 x 10'3 (4.04m x 3.12m)

Ensuite Shower Room

Shower cubicle, low flush wc, pedestal wash hand basin, partly tiled walls, fully tiled floor.

Bedroom 2

11'8 x 8'8 (3.56m x 2.64m)
Range of built in robes.

Bathroom

White suite comprising of panelled bath, low flush wc, pedestal wash hand basin, partly tiled walls, fully tiled floor.

Outside

Communal garden and parking.
Management charge approx £1200/year.





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.

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 **02890471515**.

Your home maybe reprocessed if you do not keep up repayments on your mortgage.

We **DO NOT** charge for an initial mortgage consultation. We may charge a fee on completion of your mortgage depending on the circumstances. Our typical fee is £250, however confirm with your 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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