

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 4, 84A SANDOWN MANOR,
SANDOWN ROAD, BT5 6GQ**

OFFERS AROUND £149,950



An excellent "lower" ground floor apartment within this exclusive development in the heart of Ballyhackamore, designed for the over 55's, Sandown Manor is the ideal retirement location with all the luxury required for peace of mind.

Set within approximately 4 acres, the development is surrounded by mature trees, extensive communal gardens, electric gates with remote access and generous communal parking.

Comprising an open plan fitted kitchen with a range of built-in appliances and granite worktops open to a living area, the property further boasts a large shower room in white and one good sized bedroom with PVC doors leading outside to a private patio area.

Additionally, this development offers the residents the use of an additional separate apartment that can be hired on a nightly basis for friends/family. An internal inspection is essential to fully appreciate all this apartment has to offer.



Key Features

- Excellent One Bedroom Lower Ground Floor Apartment With Patio Area
- One Double Bedroom With Built-in Robes And PVC Door To Patio
- Luxury Kitchen With Granite Worktops And Built-In Appliances
- Comfortable Living Room Open To Kitchen And PVC Door To Patio
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Good Sized Modern White Shower Room With Corner Shower
- Electric Gates, Extensive Communal Gardens And Parking Areas
- Superb Mature Location Within Walking Distance to Ballyhackamore



Accommodation Comprises

Communal Entrance Hall

Intercom to apartment.

Entrance Hall

Cloakroom/Utility

9'7 x 4'0

Plumbing for washing machine.

Kitchen/Living Room

19'8 x 10'6

Excellent range of high and low level units, granite worktops, 1 1/2 bowl stainless steel sink unit, stainless steel oven and ceramic 4 ring hob, integrated fridge/freezer. Open to living room with PVC door to patio. Gas boiler. Recessed spotlighting.

Bedroom

13'0 x 10'2

Range of built-in robes. Recessed spotlighting. PVC door to patio.

Shower Room

White suite comprising shower cubicle, vanity unit and low flush WC. Part panelled walls. Towel rail.

Outside

Patio garden. Communal landscaped gardens and communal gated parking.

Additional Information

Management company fees - approx £1500 per annum - includes building insurance.





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 misstatement. 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.

Apt 4, 84a Sandown Manor, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN

028 9060 5200

BALLYHACKAMORE

028 9047 1515

BALLYMENA

028 2565 7700

BALLYNAHINCH

028 9756 1155

BANGOR

028 9127 1185

CARRICKFERGUS

028 9336 5986

CAUSEWAY COAST

0800 644 4432

CAVEHILL

028 9072 9270

DOWNPATRICK

028 4461 4101

FORESTSIDE

028 9064 1264

GLENGORMLEY

028 9083 3295

MALONE

028 9066 1929

NEWTOWNARDS

028 9181 1444

RENTAL DIVISION

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