

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 1, 14 ORBY CHASE, BELFAST,  
BT5 5HF**

**OFFERS AROUND £150,000**



A modern built ground floor apartment, offering great accommodation for downsizers or young professionals wanting little or no maintenance, located within a much sought after residential area close to many amenities and easily accessible to Belfast City Centre.

The accommodation includes communal entrance hall, leading to entrance hall with wood laminate flooring and storage cupboard. Good size lounge/ dining room with wall mounted electric fire and wood laminate flooring. Modern kitchen with space for appliances, breakfast bar, partly tiled walls and ceramic tile flooring. Two double bedrooms, including master bedroom with modern ensuite shower room to include built-in shower cubicle with built-in shower, partly tiled walls and ceramic tile flooring. Modern bathroom comprising of white suite with partly tiled walls and ceramic tile flooring.

One of three apartments within the building, this apartment benefits from a cul-de-sac position, one designated parking space to front and many other guest parking spaces. Communal rear garden with lawn and patio area, gas fired central heating and uPVC double glazed windows.

A great ground floor apartment offering easy to maintain accommodation with low outgoings, close to many local amenities including easy access to the Castlereagh Road into Belfast City Centre. View now to fully appreciate this modern apartment in such a great residential area.



## Key Features

- A Modern Built Ground Floor Apartment Close To Many Local Amenities
- Good Size Lounge/ Dining Room With Wall Mounted Electric Fire
- Modern Kitchen With Breakfast Bar And Space For Appliances
- Two Double Bedrooms, Master With Modern Ensuite Shower Room
- Modern Bathroom Comprising Of White Suite With Ceramic Tile Flooring
- Designated Parking Space, Communal Rear Garden And Gas Central Heating
- Easy Access To The Castlereagh Road Into Belfast City Centre
- Easy To Maintain Accommodation With Low Outgoings



### Accommodation Comprises

#### Communal Entrance Hall

#### Entrance Hall

Wood laminate flooring, storage cupboard.

#### Lounge/ Dining room

15'9 x 13

Wall mounted electric fire, wood laminate flooring.

#### Kitchen

14 x 9 (at widest point)

Modern range of high and low level units, granite effect work surfaces, inset single drainer, stainless steel sink unit with mixer taps, space for cooker, stainless steel extractor hood, space for fridge freezer, plumbed for washing machine, concealed gas fired boiler, breakfast bar, partly tiled walls, ceramic tile flooring.

#### Bedroom 1

14 x 10'9 (at widest point)

#### Ensuite Shower Room

Modern white suite comprising built in shower cubicle with built in shower, sliding shower doors, pedestal wash basin, low flush w.c., chrome radiator, partly tiled walls, ceramic tile flooring, extractor fan.

#### Bedroom 2

14'1 x 11

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, tiled splashback, pedestal wash hand basin, low flush w.c., partly tiled walls, ceramic tile flooring, extractor fan.

#### Outside

One designated car parking space and guest parking. Communal rear garden with lawn and paved area.

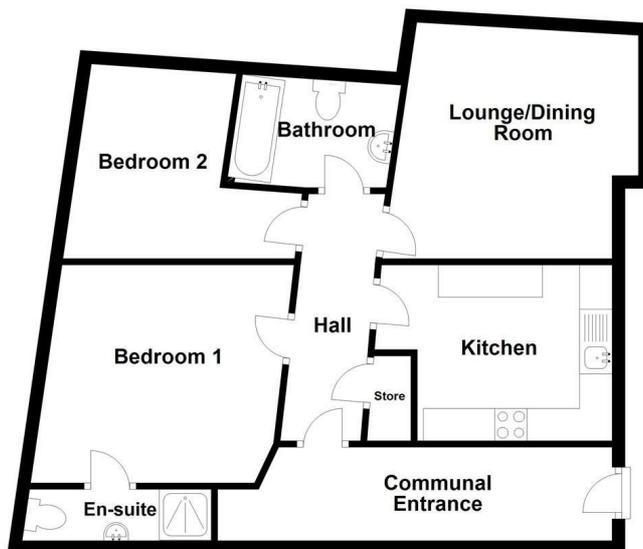
#### Additional Information

Management company fee £780 per annum includes:  
Building insurance  
Cleaning of windows and communal areas  
Maintenance of communal gardens





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		75	78
(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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