



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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BT4 3EX

028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 HOPEDENE COURT, BELFAST,  
BT4 3DP**

**OFFERS AROUND £119,950**





A deceptively spacious, well presented, first floor apartment in the popular Belmont area, with many local amenities within walking distance, offering excellent accommodation and designated car parking.

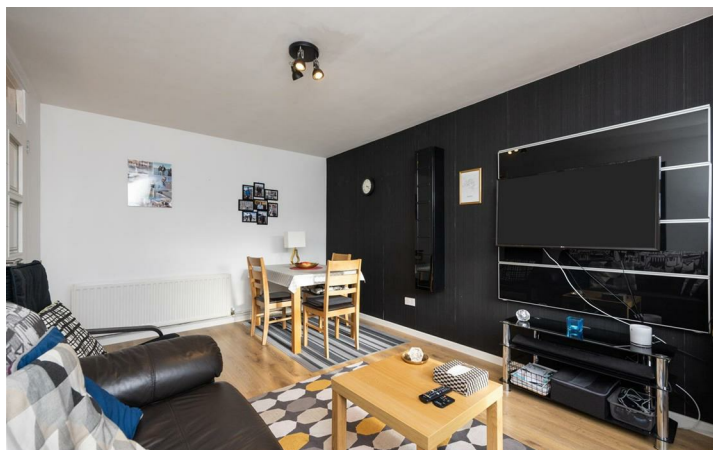
Comprising of good size lounge with wood laminate floor, modern kitchen comprising of 'Walnut' style units, partly tiled walls and ceramic tile flooring. Two double bedrooms, both with wood laminate floor, and modern white bathroom with partly tiled walls and ceramic tile flooring.

Further benefits include additional storage space with a floored and sheeted roofspace, gas fired central heating, uPVC double glazed windows and designated car parking to the front. A great price, this apartment is ideal for first time buyers or professionals wanting convenient, easy to maintain accommodation. Close to a vast range of restaurants and cafes, including the Glider Bus Service into Belfast City Centre, this is a must view to avoid disappointment!



## Key Features

- Deceptively Spacious First Floor Apartment With Parking
- Good Size Lounge With Wood Laminate Flooring
- Modern Kitchen Built-In Oven And Ceramic Tile Flooring
- Two Double Bedrooms With Wood Laminate Flooring
- Modern White Bathroom With Ceramic Tile Flooring
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Floored And Sheeted Roofspace For Extra Storage Space
- Convenient Location Close To Belmont And Ballyhackamore



## Accommodation Comprises

### Entrance Hall

Staircase to:

### Landing

### Lounge

16'3 x 10'5

Wood laminate flooring.

### Kitchen

10'7 x 8'0

Modern range of high and low level Walnut style units including display cabinets, granite effect work surfaces, single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor hood, plumbed for washing machine, space for fridge freezer, part tiled walls, ceramic tile floor, gas fired boiler.

### Bedroom 1

12'0 x 10'5

Wood laminate flooring.

### Bedroom 2

9'7 x 8'8

Wood laminate flooring.

### Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone shower, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls, ceramic tiled floor, chrome feature radiator, extractor fan.

### Roofspace

Floored and sheeted, with Slingsby ladder.

### Outside

Designated car parking to front.

### Additional Information

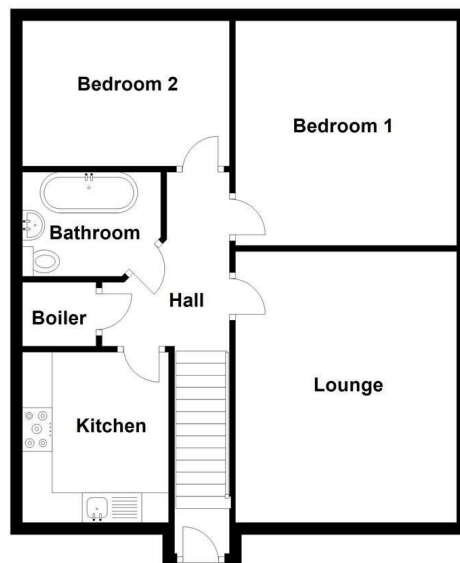
Please note these apartments do not have a management company in place.







First 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(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 9060 5200

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028 9047 1515

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028 2565 7700

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028 9181 1444

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028 9070 1000

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