

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**A2 ALTONA PLACE, 218A  
BELMONT ROAD, BT4 2AT**

**OFFERS AROUND £149,950**



An excellent, well maintained ground floor apartment, within the popular Altona Place development, close to a vast range of local amenities in the Belmont and Ballyhackamore area, offering great accommodation with secure car parking.

Comprising of entrance hall with engineered wood flooring and built-in cupboards to include great storage space. Good size lounge open to dining kitchen with extensive range of units, built-in oven with ceramic hob, partly tiled walls with ceramic tiled flooring, and open to dining/breakfast area. Two well proportioned bedrooms, including master bedroom with range of built-in robes, and modern bathroom comprising of handheld shower over bath, walk-in shower cubicle with built-in shower, partly tiled walls and ceramic tiled flooring.

Other benefits include gas fired central heating, double glazed windows, electric remote controlled gates, with designated car parking, visitor car parking, and communal gardens. Great accommodation for young professionals or mature buyers wanting to downsize to a modern, secure development, in the heart of Belmont, close to so many popular restaurants, cafes, and easy access to Belfast City with the ever popular Glider bus service.



## Key Features

- Excellent Ground Floor Apartment In A Popular Development
- Bright And Airy, Spacious Lounge, Open To Dining Kitchen
- Kitchen With Built-In Oven And Ceramic Tiled Flooring
- Two Good Size Bedrooms, Master Bedroom With Built-In Robes
- Modern Bathroom With Both Bath And Walk-In Shower Cubicle
- Gas Fired Central Heating And Double Glazed Windows
- Remote Controlled Gates To Parking & Communal Gardens
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation

#### Comprises:

#### Communal Entrance Hall

#### Entrance Hall

Engineered wood flooring, built-in store room with double doors.

#### Lounge

14 x 9

Open to:

#### Dining/ Kitchen

13 x 7

Range of high and low level units, granite effect work surfaces, inset 1/4 bowl sink drainer, stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, space for fridge freezer, plumbed for washing machine, concealed gas fired boiler, partly tiled walls, ceramic tile flooring, open to dining area, recessed spot lighting.

#### Bedroom 1

12 x 9'

Range of built-in robes with sliding, partly mirrored doors.

#### Bedroom 2

10 x 7

### Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone hand shower, tiled splashback, walk in shower cubicle, built-in shower, tiled walls, sliding shower doors, semi pedestal wash hand basin with mixer tap, tiled splashback, low flush w.c., ceramic tile flooring, extractor fan.

### Outside

Communal gardens, designated car parking and visitor car parking.

### Additional Information

Management fees are approximately £900 per annum Further information can be provided by the management company - MB Wilson and Co in Belfast.





### 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		77	80
(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.

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