



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

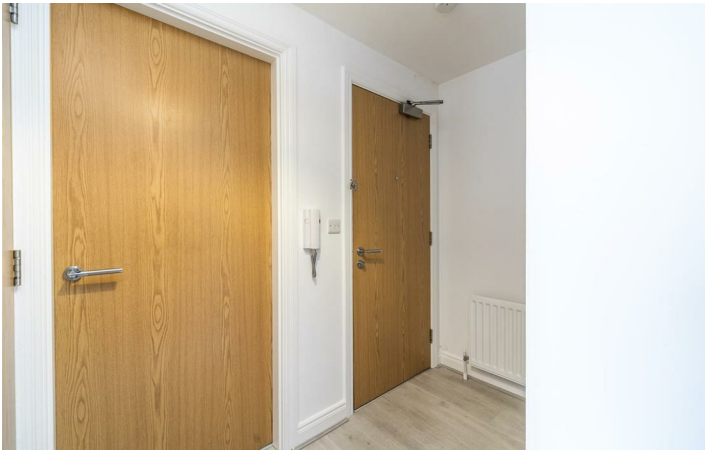
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 5, 2A SUMMERHILL AVENUE,
BELFAST, BT5 7HD**

OFFERS AROUND £134,950



An excellent development of attractive apartments located on the ever popular Upper Newtownards Road, perfect for young professionals or investors looking for easy-to-maintain accommodation with secure car parking.

Located on the second floor, this two bedroom apartment offers fantastic space and modern accommodation throughout. Comprising of entrance hall with wood laminate flooring and storage cupboard, luxury kitchen with an extensive range of cream gloss units. Range of integrated appliances, including built-in under oven with hob, integrated fridge freezer, integrated washer dryer, and partly tiled walls with wood laminate flooring open to generous lounge, dining area, and sliding patio doors to Juliet balcony.

Two well proportioned bedrooms, including master ensuite shower room comprising modern white suite with built-in shower cubicle, attractive tiling and sensor lighting. Bathroom comprises of white suite with handheld shower over bath, tiled splashback and ceramic tiled flooring.

A great location convenient to the Glider bus service in Belfast city centre and the many attractive walks through Stormont Estate, not to mention the local amenities of Dundonald and Ballyhackamore.



Key Features

- An Excellent, Well Presented Second Floor Apartment with Gated Secure Parking
- Spacious, Bright Lounge Open to Dining Area and Luxury Kitchen
- Modern Cream Gloss Units With Range Of Integrated Appliances
- Two Good Sized Bedrooms, Master With Ensuite Shower Room
- Bathroom with Handheld Shower Over Bath and Attractive Tiling
- Gas Fired Central Heating, uPVC Double Glazed Windows
- Electric Security Gates with Communal Private Parking
- Convenient To Many Local Amenities and Glider Bus Stop



Accommodation Comprises

Communal Entrance Hall

Second Floor

Entrance Hall

Wood laminate flooring, storage cupboard with gas fired boiler.

Lounge/Dining Room

21'5 x 15'9

(at widest point), wood laminate flooring, sliding patio door. Open to:-

Kitchen

Modern range of high and low level cream gloss units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built in under oven and hob unit. stainless steel extractor hood, integrated fridge freezer, integrated washer/dryer, part tiled walls.

Bedroom 1

11'1 x 8'8

Ensuite

Modern white suite comprising built in shower cubicle with electric shower, fully tiled walls, folding shower door, pedestal wash hand basin with mixer tap, tiled splashback, mirror cabinet, low flush WC, ceramic tiled floor, extractor fan, sensor lighting.

Bedroom 2

9'2 x 6'4

Wood laminate flooring.

Bathroom

Modern white suite comprising panelled bath, mixer tap with hand held shower, tiled splashback, shower screen, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tiled floor. extractor fan.

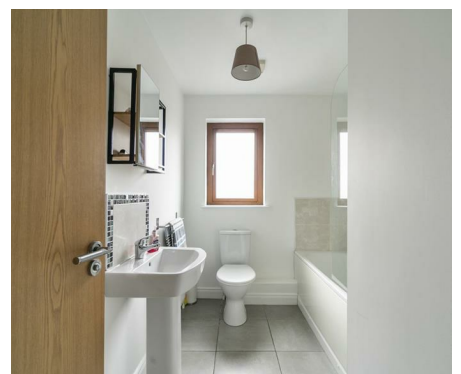
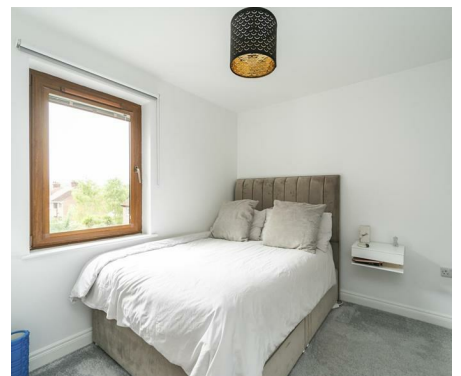
Outside

Electric security gates. Private communal parking.

Additional Information

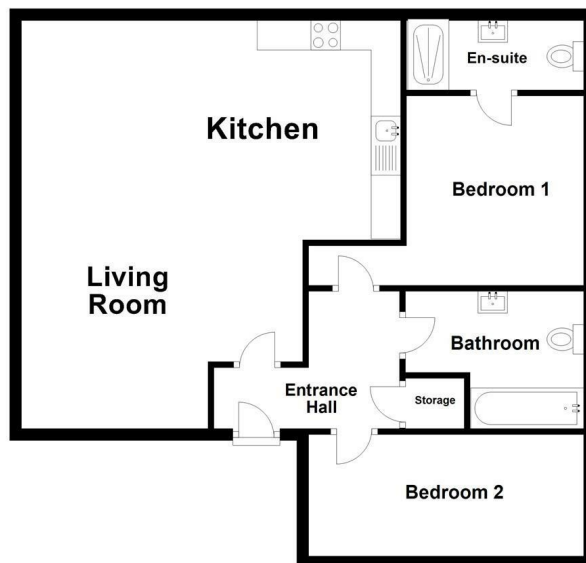
Management Fee Approx £195.99 per quarter.

Annual Ground Rent Fee Approx £150





Second 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	79	79
(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

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

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028 4461 4101

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NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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