

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 28 THE COURTYARD, 222  
CASTLEREAGH ROAD, BT5 5FZ**

**OFFERS AROUND £144,950**





A spacious second floor apartment within the popular Courtyard Development on the Castlereagh Road, offering well proportioned accommodation this apartment will appeal to first time buyers, professionals or someone wanting to downsize and offers the added bonus of a lift.

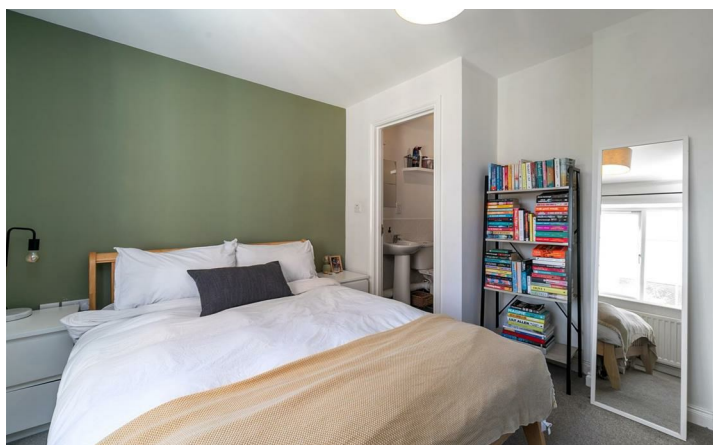
Comprising bright, spacious lounge with patio doors to a Juliette balcony, kitchen/dining area, two good size bedrooms, master with en-suite shower room, and white bathroom suite.

Easy to maintain accommodation with a designated parking space and shops, cafes and main bus routes to Belfast City Centre all close to hand. An internal inspection is essential to appreciate fully all this apartment has to offer.



## Key Features

- Stunning Second Floor Apartment In Popular Development
- Bright and Spacious Living Room, Open To Kitchen
- Fitted Kitchen With Built In Oven & Hob
- Two Bedrooms, Main Bedroom With Ensuite
- Pvc Double Glazing And Gas Fired Central Heating
- Attractive White Bathroom Suite With Shower Over Bath
- Intercom System To Apartment Plus Lift Access
- Ideal For First Time Buyers Or Investors



### Accommodation Comprises

#### Entrance Hall

Laminate strip wood floor, double doors to Juliette balcony, open to:-

#### Living Room

15'3 x 13'4

Double doors to Juliette balcony. Laminate strip wood flooring. Open to:

#### Kitchen

7'8 x 7'7

Excellent range of high and low level units, stainless steel oven, 4 ring hob, plumbed for washing machine, part tiled walls, fully tiled floor.

#### Bedroom 1

13'0 x 10'9

#### Ensuite

Shower cubicle, low flush WC, pedestal wash hand basin, low flush WC, fully tiled floor.

#### Bedroom 2

10'8 x 8'0

### Bathroom

White suite comprising panelled bath, hand shower, low flush WC, pedestal wash hand basin, fully tiled floor, part panelled walls.

### Outside

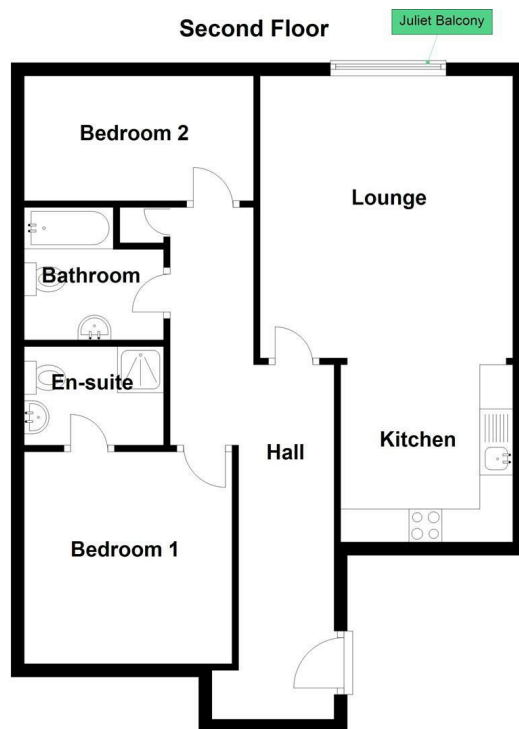
One parking space.

### Other Information

Management Fee approximately £85 per month.  
Ground Rent approximately £100 per annum.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(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		
<b>Northern Ireland</b>		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

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark