

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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**028 9047 1515**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 KINGS MANOR, BELFAST, BT5  
6PP**

**OFFERS AROUND £159,950**





An excellent ground floor apartment within the much sought after Cherryvalley area, offering modern accommodation set in a tree lined development of apartments with generous parking.

The accommodation comprises communal entrance hall, to entrance hall with porcelain tiled flooring. Good sized lounge with sliding patio doors to balcony, modern kitchen comprising of attractive range of units, built in oven with gas hob, and tiled walls. Two well proportioned bedrooms, and generous shower room comprising walk in shower cubicle with electric shower, chrome feature radiator, partly tiled walls and porcelain tiled flooring. Other benefits include utility room off entrance hall, with wash hand basin.

The development consists of two blocks of apartments and are surrounded by attractive, mature gardens, including generous lawn, shrubs and mature trees. The development further benefits from generous communal car parking areas, and conveniently there is access from the balcony to the gardens. Located just off the Knock Road, which is a substantial arterial route to and from Belfast, this development sits in a leafy part of East Belfast that is suitable for a variety of buyers wanting to be convenient to the main road and Ballyhackamore.



## Key Features

- Ground Floor, Two Bedroom Apartment In The Kings Manor Development
- Utility Room With Work Surfaces and Plumbing For Washing Machine
- Spacious Lounge With Glazed Sliding Doors To Balcony With Access To Communal Gardens
- Modern Fitted Kitchen With Attractive Range of Units and Porcelain Tiled Floor
- Generous Modern Shower Room With Walk in Shower Cubicle
- Gas Fired Central Heating and PVC Double Glazing Throughout
- Mature, Tree Lined Grounds With Generous Lawn and Communal Parking Areas
- Conveniently Located, This Attractive Apartment Will Be Suitable For A Multitude of Buyers



### Accommodation Comprises

#### Communal Entrance Hall

##### Entrance Hall

Porcelain tiled flooring, cloaks cupboard.

##### Utility Room

Wash hand basin with tiled splashback, work surface with plumbing for washing machine.

##### Lounge

15' x 10'8

Sliding patio doors to balcony.

##### Balcony

Covered area with tiled flooring and garden access.

##### Kitchen

10'8 x 6'5

Modern range of high and low level units with wood effect laminate work surfaces, inset 1 1/4 basin single drainer stainless steel sink unit with mixer taps, built in oven with gas hob and integrated extractor hood, cupboard housing gas fired boiler, space for fridge freezer, part tiled walls.

##### Bedroom 1

13'6 x 9'8

(At widest point)

##### Bedroom 2

11'4 x 7'4

##### Shower Room

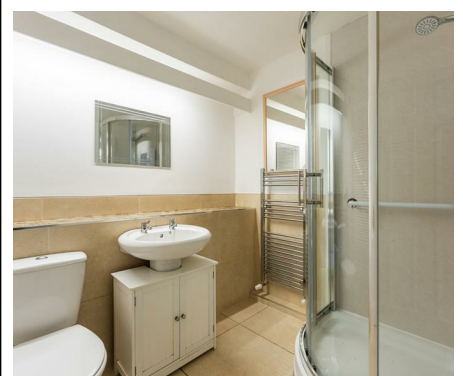
White suite comprising: Walk in shower cubicle with electric shower unit, PVC wall cladding and sliding shower doors, pedestal wash hand basin, low flush WC, feature wall mounted chrome radiator, part tiled walls, porcelain tiled flooring, linen cupboard, extractor fan.

##### Outside

Communal garden with lawn, mature trees and paving.

##### Additional Information

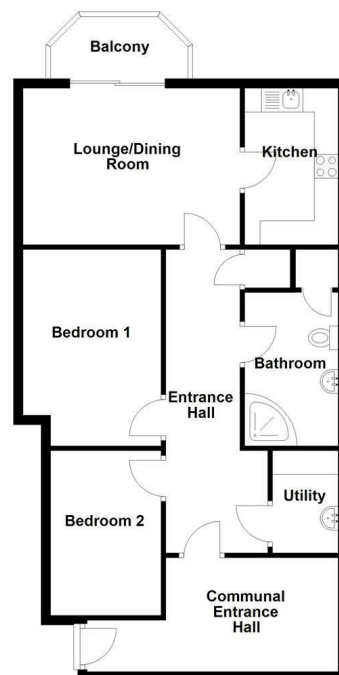
Annual management fee is approximately £650 (with intermittent top ups if specific projects are required)







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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

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