

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 4, STRAND CENTRAL 27  
HILLFOOT STREET, BELFAST, BT4**

**OFFERS AROUND £110,000**



An excellent, modern ground floor apartment located off Hillfoot Street. Within walking distance to Belmont Road, this conveniently located accommodation is close to the vast range of local amenities that Belmont has to offer.

Comprising one bedroom, lounge/dining room open to attractive kitchen with a modern range of 'white matte finish' units and integrated appliances to include, built in under oven with gas hob and integrated fridge/freezer. Modern white bathroom suite with shower over bath, partly tiled walls and ceramic tiled flooring. The property further benefits from Gas fired central heating and PVC double glazing throughout. Externally, there are secure gates leading to communal parking and gardens.

Beautifully presented and situated in such a convenient area, this ground floor apartment offers modern, attractive accommodation ideal for first time buyers, downsizers and investors alike, early viewing is recommended.



## Key Features

- Modern One Bedroom Ground Floor Apartment
- Bright Open Plan Living/Dining Room Leading to Kitchen
- Kitchen With 'White Matte Finish' Range of Units
- Integrated Fridge/Freezer and Built In Oven With Gas Hob
- Bathroom With Shower Over Bath and Ceramic Tile Flooring
- Benefitting From Gas Fired Central Heating and Double Glazed Windows
- Secure Gates With Communal Car Parking and Gardens
- Conveniently Located Close to Belmont and Its Many Amenities



## Accommodation Comprises

### Entrance Hall

Wood laminate flooring, cloaks cupboard.

### Lounge/Dining Room

14' x 10'3

Wood laminate flooring, recessed spotlights, open to:

### Kitchen

8'1 x 5'7

Modern range of high and low level 'white matte finish' units, wood effect work surfaces with upstand, inset single drainer stainless steel sink unit with mixer taps, built in under oven, gas hob with stainless steel splash back, stainless steel extractor fan and hood, integrated fridge freezer, plumbed for washing machine, cupboard housing Gas Fired Boiler, recessed spotlights.

### Bedroom

10'7 x 9'7

### Bathroom

Modern white suite comprising panelled bath with mixer taps and built in shower over bath, tiled splashback and shower screen, semi pedestal wash hand basin with mixer taps, tiled splashback, low flush WC, ceramic tiled flooring, recessed spotlights, extractor fan.

### Outside

Secure gates to communal car parking and gardens.

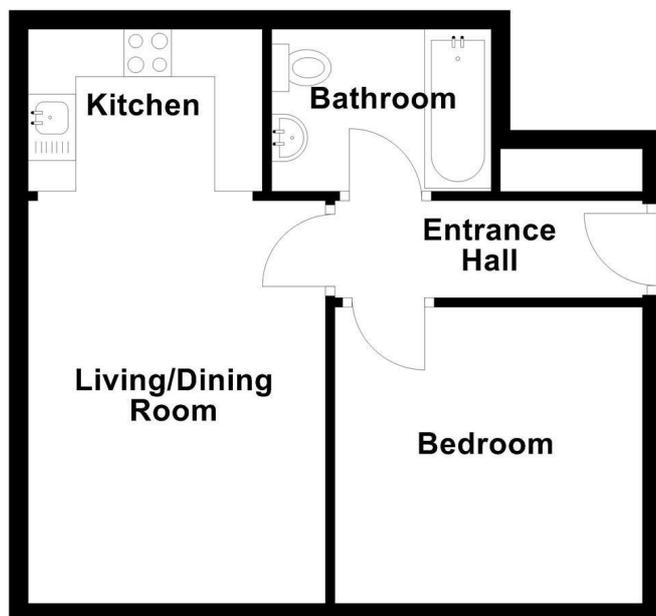
### Additional Information

Management fee approximately £120.00 quarterly.





## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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.

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ANDERSONSTOWN  
028 9060 5200

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