



OFFERS AROUND

£105,000

28 Hampton Court
Ballygowan
BT23 6HW



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

Excellent Two Bedroom Apartment Situated in the Heart of Ballygowan

Nestled in the heart of Ballygowan, this spacious two bedroom apartment offers comfort and convenience.

This property benefits from a large open-plan living/kitchen area, a large bathroom

with a bath and the addition of a stand-alone shower cubicle and 2 large bedrooms. The property also benefits from Double Glazing and LPG Gas heating.

Located within a few minutes walk of local

amenities and with excellent transport links to Belfast City Centre, this property is ideal for those seeking a peaceful yet convenient location or those seeking an excellent investment opportunity.



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES

- Spacious Apartment
- Large Open-Plan Living And Kitchen Area
- Bright Bathroom
- Two Bedrooms
- Double Glazing
- LPG Gas Heating
- Close To Local Amenities
- Good Transport Links To Belfast City Centre
- Excellent Investment Opportunity



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

THIS PROPERTY COMPRISES

Living Room & Kitchen

20'04" x 16'11"

Kitchen

12'03 x 6'11

Bedroom 1

12'03 x 11'10 max

Bedroom 2

7'07 x 14'05

Bathroom

8'04 x 7'09

Directions

Hampton Court is situated off the A23 in Ballygowan.

Tenure - Understood to be managed freehold.

Management fee - Understood to be £1000 per annum.

Rates - Understood to be approx £822.33 per annum.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE



TYPE ROOM NAME HERE



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(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	

* For your information: The UK average rating is 'E50'.



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