

**Tim Martin**  
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**4 Regent Court  
Dundonald  
BT16 1HU**

**Offers Around  
£130,000**

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## SUMMARY

Set within an exclusive development of just eight apartments, this beautifully presented first floor apartment offers a rare opportunity to purchase in a highly sought after location just off the Upper Newtownards Road.

Perfect for first time buyers, young couples, or those looking to downsize, the apartment boasts bright and well-appointed accommodation throughout. An open plan lounge and dining area complete with an attractive open fire features a uPVC sliding door onto a south facing balcony. The property is further enhanced by a fitted kitchen, two excellent sized bedrooms and a bathroom and is fitted with uPVC double glazing and electric heating. Outside, there are communal gardens and parking for residents to enjoy.

This fantastic location allows for a convenient commute into Belfast city centre by an excellent road network and public transport and is only a short distance from Dundonald Park and Ride facility. Many local amenities are located within Dundonald village including Lidl and Asda, whilst the Ulster Hospital and Stormont are easily accessible.

## FEATURES

- Well Presented First Floor Apartment Set within this Exclusive Development of only Eight Apartments
- Bright and Spacious Open Plan Lounge and Dining Area with Open Fire and Access onto a South Facing Balcony
- Two Excellent Sized Bedrooms – Both with Built In Storage
- Fitted Kitchen and Bathroom
- uPVC Double Glazing and Electric Heating
- Communal Gardens and Parking
- Perfect For the First Time Buyer, Young Couple or Those Wishing to Downsize
- Within Close Proximity to Public Transport and Dundonald Park and Ride
- Ease of Access to Belfast City Centre, Newtownards, Ulster Hospital and Stormont

## **Entrance Hall**

Glazed Upvc entrance door; tiled floor; built-in storage cupboard.

## **Lounge**

**15'1 x 14'8 (4.60m x 4.47m)**

Hole in the wall fireplace with open fire; granite surround and hearth; corniced ceiling; tv aerial connection point; Upvc sliding door to balcony; open through to:-

## **Dining Room**

**12'3 x 9'8 (3.73m x 2.95m)**

Corniced ceiling.

## **Kitchen**

**9'8 x 7'2 (2.95m x 2.18m )**

Range of wood laminate high and low level cupboards and drawers incorporating a 1½ tub sink unit with mixer taps; integrated AEG electric oven; AEG 4 ring ceramic hob; AEG extractor fan over; space for fridge/freezer; space and plumbing for washing machine; laminate worktops; tiled floor.

## **Rear Hallway**

Hotpress with insulated copper cylinder.

## **Bathroom**

**10'9 x 6'4 (3.28m x 1.93m)**

White suite comprising recessed tiled panelled bath with mixer taps; separate shower cubicle with Heatstore electric shower unit and wall mounted telephone shower attachment; etched shower glass door; pedestal wash hand basin with mixer taps; close coupled wc; part tiled walls; illuminated wall mounted mirror.

## **Bedroom 1**

**13'4 x 9'6 (4.06m x 2.90m )**

Built-in wardrobe; walk-in wardrobe; access to roofspace (via slingsby type ladder - partially floored)

## **Bedroom 2**

**10'0 x 9'8 (3.05m x 2.95m )**

Built-in wardrobes; built-in storage cupboard.

## **Outside**

### **Balcony**

**12'10 x 5'11 (3.91m x 1.80m)**

Tiled.

## **Communal Parking**

Situated to the front of the property.

## **Communal Gardens**

Situated to the rear of the property.

## **Capital Rateable Value**

£110,000. Rates Payable = £1000.78 per annum (approx)

## **Tenure**

Leasehold

## **Ground Rent**

£25.00 per annum

## **Management Fees**

£600 pa (£300 paid twice yearly) – covers the cost of grass cutting, window cleaning, maintenance of common areas and building insurance.

## **Please Note :**

No Pets allowed









### First Floor Apartment

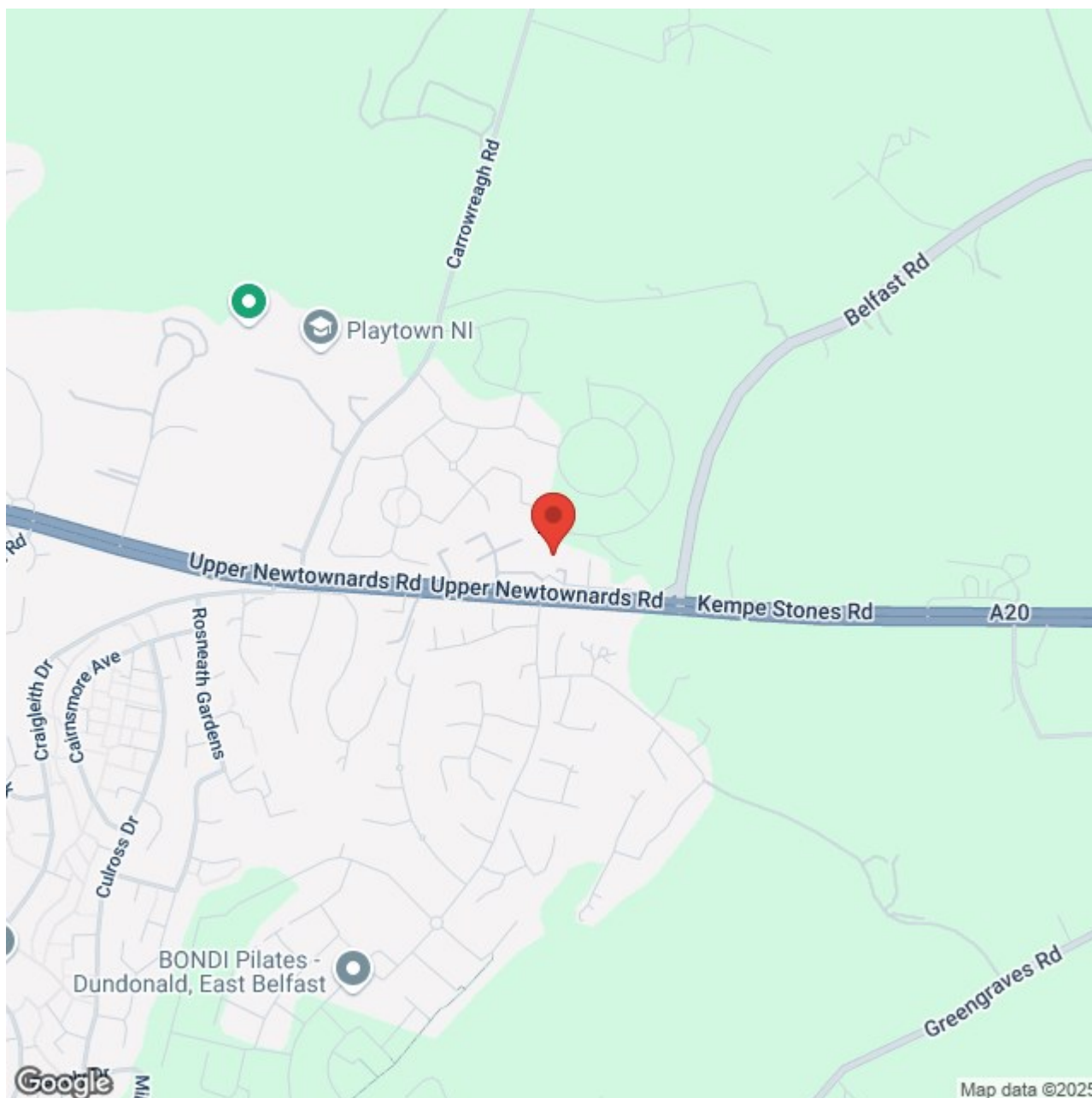
Approx. 79.9 sq. metres (859.8 sq. feet)



Total area: approx. 79.9 sq. metres (859.8 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**4 Regent Court, Comber**



**RICS**



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

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