

Tim Martin
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**18 Hampton Court
Ballygowan
BT23 6HW**

**Offers Around
£120,000**

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SUMMARY

A well presented and spacious second floor apartment, located in the ever popular and convenient Hampton Court development, in the heart of Ballygowan village.

Perfect for the first time buyer, young couple or investor, the apartment boasts bright and spacious accommodation comprising of a beautifully appointed open plan kitchen, living and dining area, fitted with a modern fitted kitchen, two excellent sized bedrooms and a bathroom, fitted with a stunning white suite.

The apartment is further enhanced by gas fired central heating, uPVC double glazing and ample resident and guest parking.

Ballygowan enjoys a host of local shops, butcher's, pharmacy, coffee shop and ease of access to two primary schools, Carrickmannon and Alexander Dickson. A regular bus service and an excellent road network make for a convenient commute into Belfast city centre.

FEATURES

- Well Presented and Spacious Second Floor Apartment
- Open Plan Kitchen, Living and Dining Area with Modern Fitted Kitchen
- Two Excellent Sized Bedrooms
- Bathroom Fitted with a Stunning White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Resident and Guest Parking
- Close to Local Shops, Coffee Shop, Butchers, Pharmacy and Primary Schools
- Excellent Road Network and Public Transport Service into Belfast City Centre
- Ideal for the First Time Buyer, Young Couple or Investor

Communal Entrance Hall

With stairs leading to second floor.

Entrance Hall

Wood laminate floor; Videx telephone entry system; built-in storage cupboard with gas fired boiler.

Open Plan Kitchen / Living & Dining Area

20'2 x 18'9 (6.15m x 5.72m)

Good range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; integrated Logik electric under oven with 4 ring ceramic hob; Electrolux extractor hood over; Beko fridge / freezer; space and plumbing for washing machine and dishwasher; wood laminate worktops; tiled splashback; part tiled floor; part wood strip floor; tv and telephone connection point.

Bedroom 1

16'2 x 9'5 (4.93m x 2.87m)

(maximum measurements)

Access to roofspace.

Bedroom 2

13'11 x 9'8 (4.24m x 2.95m)

Bathroom

9'7 x 6'10 (2.92m x 2.08m)

Stunning white suite comprising panelled bath with pillar mixer tap; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; part tiled walls; tiled floor; recessed spotlights; towel radiator; extractor fan.

Outside

Parking facilities.

Capital / Rateable Value

£90,000. Rates Payable = £858.42 per annum (approx)

Tenure

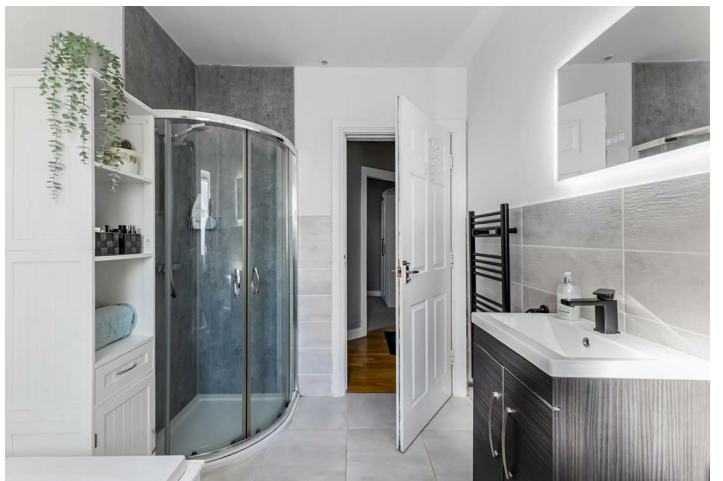
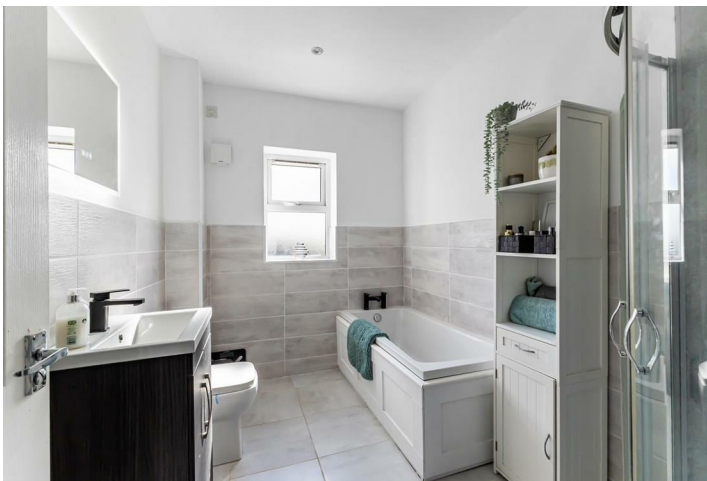
Leasehold - 999 years from 2005

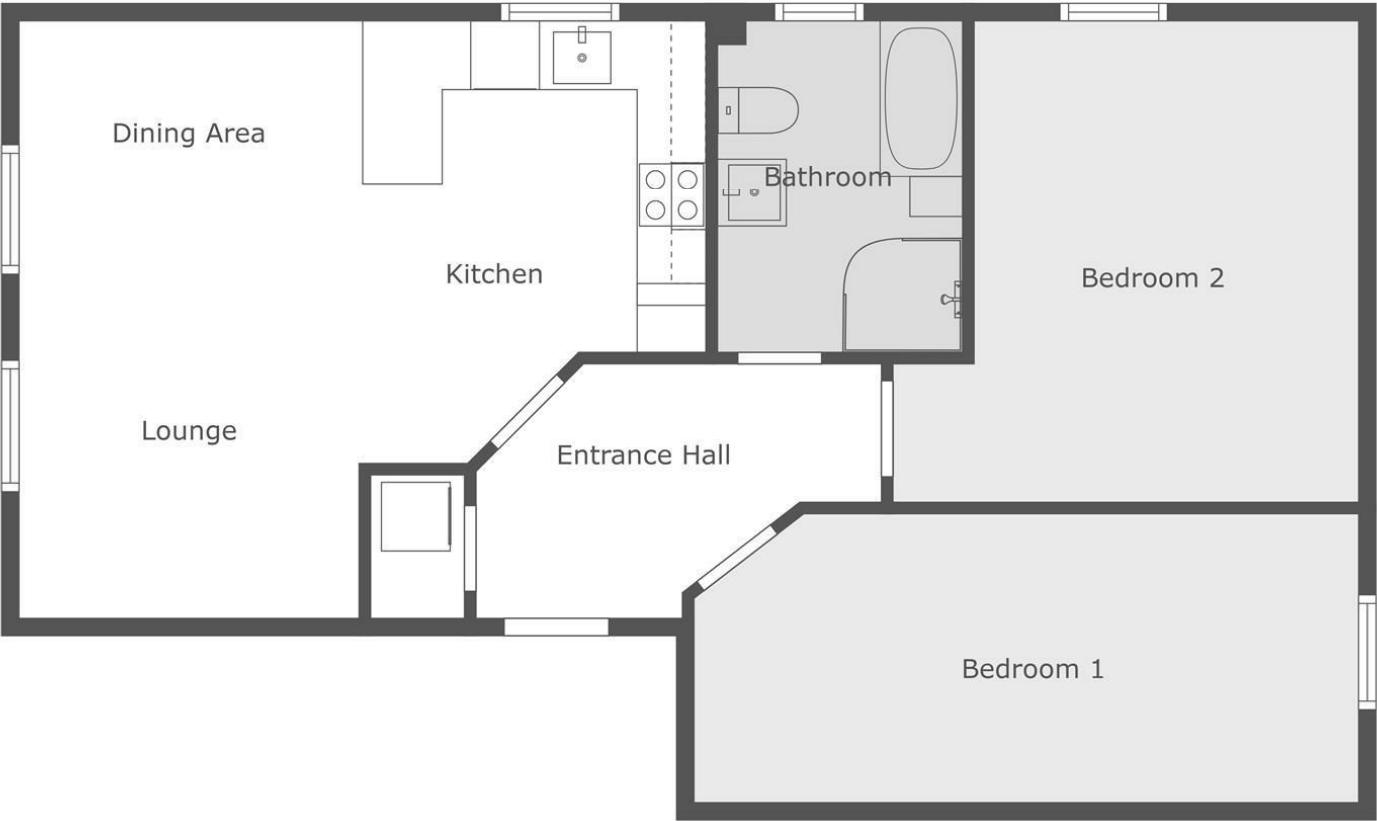
Management Charges

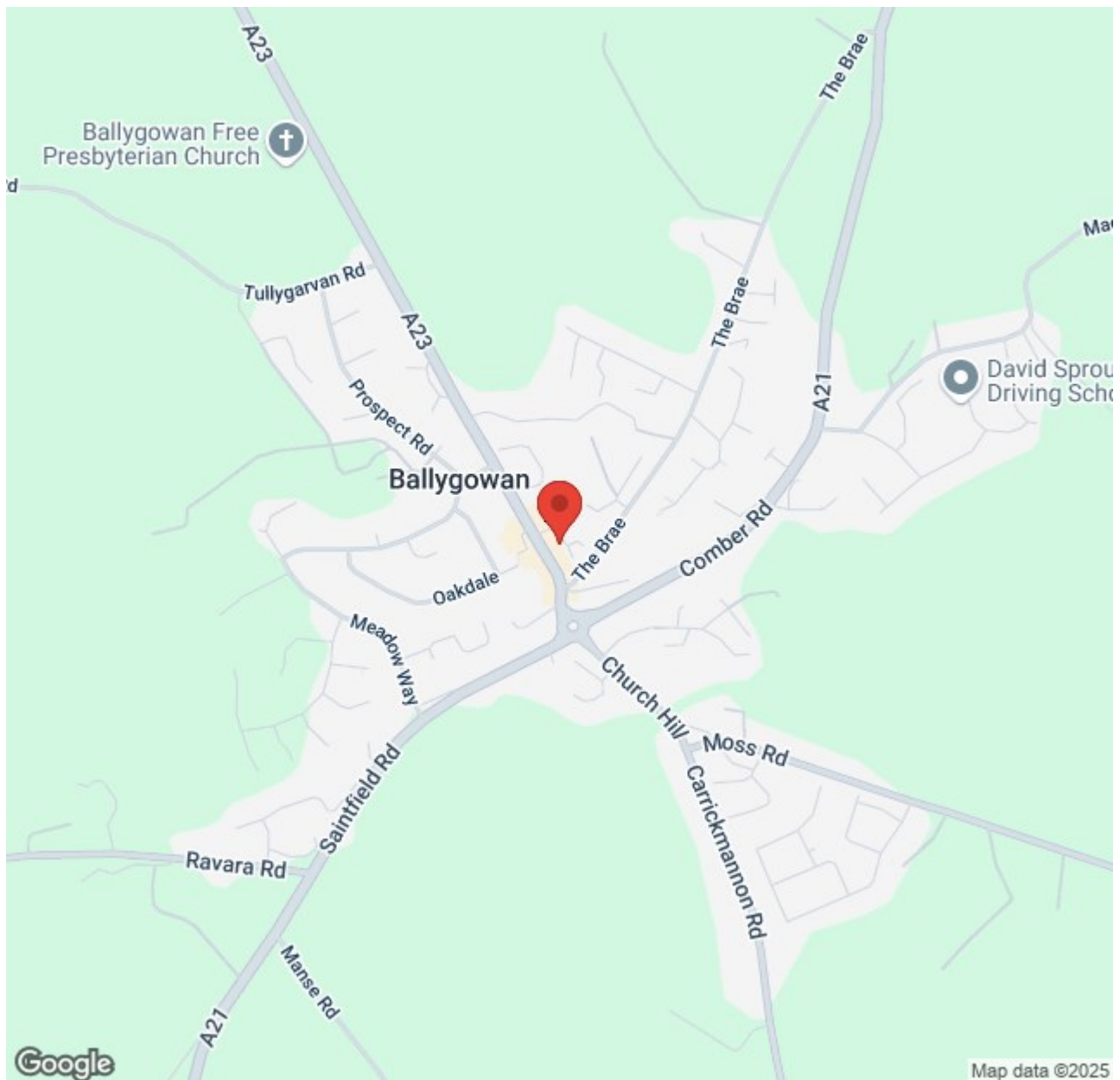
£1200 per annum (approx)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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