



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Apartment 17 Sandown Court,  
Sandown Road,  
Belfast,  
County Antrim, BT5

Asking Price: £179,950

 Reeds Rains

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## Apartment 17, Sandown Court, Sandown Road, Belfast, County Antrim, BT5

**Asking Price: £179,950**

EPC Rating: C

Ideally positioned just off the Sandown Road within this highly regarded gated development is this beautifully appointed second floor apartment.

Internally this fine apartment offers bright accommodation comprising two generous bedrooms, modern fitted kitchen, spacious lounge with ample dining area and shower room with modern white suite.

Externally there is remote entrance gates to secured gated car parking and well maintained communal gardens.

This sought after development is only a short stroll from the ever growing buzz of Ballyhackamore village and many day to day amenities. Public transport links for city commuting are all easily accessible.

Properties within this development have a proven track record for creating strong demand, in order to appreciate the many quality attributes on offer, early viewing is strongly recommended to avoid disappointment.

### **Accommodation**

Communal front door, stairs to second floor. Apartment front door, entrance hall, intercom, alarm panel, access to roof space.

### **Spacious Lounge**

18'3" x 14'2" (5.56m x 4.32m)  
Ceramic tiled floor, wall mounted electric fire, ample dining area.

### **Modern Fitted Kitchen**

11'1" x 6'7" (3.38m x 2m)  
Single drainer stainless steel sink unit with mixer taps, range of high and low level units with formica work surfaces and upstand, ceramic tiled floor, plumbed for washing machine, integrated dishwasher, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated fridge freezer, concealed gas boiler.

### **Bedroom One**

12'9" (3.89) x 9' (2.74) into robes  
Excellent range of built in bedroom furniture with mirrored sliding doors and pelmet lighting.

### **Bedroom Two**

10'6" x 9'7" (3.2m x 2.92m)  
Built in robe, additional robe with drawers.

### **Shower Room**

Modern white suite, fully tiled double built in shower cubicle with thermostatically controlled shower and overhead rainforest drencher, ceramic tiled floor, fully tiled walls, vanity unit with mixer taps, LED mirror, dual flush close coupled WC, velux window.

### **Outside**

Remote double entrance gates to secure allocated and communal car parking. Well tended communal gardens with shrubs, flowerbeds and paved walkways.

### **CUSTOMER DUE DILIGENCE**

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Floorplan Clause  
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For full EPC please contact the branch.