



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Apartment 9 The Courtyard,
Castlereagh Road,
Belfast, County Antrim, BT5

**Offers in the region of:
£149,950**

 **Reeds Rains**

reedsrains.co.uk

Apartment 9 The Courtyard, Castlereagh Road, Belfast, County Antrim, BT5 Offers in the region of: £149,950

EPC Rating: C

This excellent, easy to maintain ground floor apartment is positioned within the ever popular Courtyard Development just off the Castlereagh Road.

An abundance of amenities and attractions are all on your doorstep whilst Belfast City Centre is easily accessible for the daily commuter.

Ballyhackamore Village benefitting from the superb range of shopping facilities, eateries, restaurants and much more is also a short drive away.

The apartment itself offers well-proportioned accommodation throughout, perfect for those seeking accommodation on one level or for those seeking apartment living.

Early internal inspection comes strongly recommended.

Communal Front Door To...

Communal Entrance Hall

Apartment Door To...

Entrance Hall

Built in storage cupboard with gas fired boiler.

Lounge Open Plan To Dining Area

19'2" x 12'8" (5.84m x 3.86m)

Feature fireplace with electric fire inset. Ample dining area. Laminated wooden flooring. uPVC French doors to communal patio garden. Double doors to...

Modern Fitted Kitchen

11'2" x 8'7" (3.4m x 2.62m)

One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and laminated work surfaces. Integrated four ring gas hob and built in oven with chimney extractor hood. Space for fridge / freezer. Plumbed for washing machine. Breakfast bar. Partly tiled walls. Ceramic tiled flooring.

Bedroom One

12 x 9'7" (12 x 2.92m)

Built in sliding wardrobe. Walk in storage cupboard with space for tumble dryer. Partly tiled walls. Ceramic tiled flooring. (Previously En-Suite shower room with plumbing still intact to re-install).

Bedroom Two

10'9" x 8'5" (3.28m x 2.57m)

Two built in sliding wardrobes.

Luxury Shower Room

Comprising corner PVC panelled shower cubicle with thermostatically controlled shower unit with telephone hand shower. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. PVC panelled walls and ceiling. Chrome heated towel rail.

Outside

Communal patio garden. One allocated car parking space and additional for visitors. Communal bin storage.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.