TEMPLETON ROBINSON

This exclusive apartment is one of only a few contained within this attractive development situated on the Belmont Road in East Belfast. A great range of shops, restaurants and local amenities are close at hand in both Belmont and Ballyhackamore villages as well as excellent public and private transport links to the city centre.

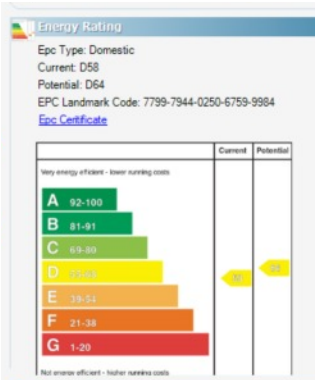
The apartment itself has an open-plan living area with kitchen, one double bedroom and a bathroom suite. Externally there is residents parking and attractive grounds, maintained by the management company.

Affordable and easily looked after, this would be an ideal property for a young professionals or a great investment opportunity.

Offers Over £125,000

Apt 2,
221 Belmont Road,
Belfast,
BT4 2AH

Viewing by appointment with & through agent
028 9065 0000



- Apartment in popular Belmont area
- Freshly painted throughout
- One double bedroom
- Living room with dining area
- Kitchen with range of appliances & breakfast bar
- Shower room
- GFCH / uPVC double glazing throughout
- Parking for residents & visitors
- Walking distance to Belmont & Ballyhackamore villages
- Excellent transport links to Belfast & Dundonald
- Perfect first time purchase or investment property
- No onward chain

The Property Comprises:

Ground Floor

Communal front door to:

COMMUNAL ENTRANCE HALL: Wooden front door to:

ENTRANCE PORCH: Tiled flooring. Electrics and cloaks area. Wooden front door to:

KITCHEN/LIVING/DINING: 18' -3" x 14' 05" (5.41m x 4.39m) (Measurements at widest points and into bay). Range of high and low level units, work surfaces, stainless steel sink unit with chrome mixer tap, plumbed for washing machine, space for fridge/freezer, underbench electric oven, four ring hob, extractor fan above. Break-fast bar area, tiled splashback, housing for gas boiler. Laminate flooring, spotlights. Open plan to living and dining areas.

TEMPLETON ROBINSON

BEDROOM (1): 11' 06" x 9' 09" (3.51m x 2.97m) Laminate flooring. Built-in wardrobe.

SHOWER ROOM: Low flush wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, shower enclosure with thermostatic shower and tiled walls. Tiled flooring, extractor fan.

Outside

Residents parking, communal garden space.

Management company

Flat management services.

Service Charge

£400 per 6 months.

TEMPLETON ROBINSON

Location:

Travelling countrybound along the Belmont Road, 221 is situated on the right hand side on the corner of Belmont Church Road.

Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

The Property Ombudsman