

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 5, 8 LEWIS MEWS, BELFAST,
BT4 1FY**

OFFERS AROUND £129,950



Situated in the popular Lewis Mews development, a short stroll from CS Lewis Square and the surrounding amenities including Connswater shopping centre all close by, this third floor apartment is ideal for a wide range of purchasers and will be a popular choice.

The accommodation comprises spacious living room open plan to a modern kitchen with range of built-in appliances, bathroom, and two bright bedrooms including master with en-suite shower room. The property also benefits from Phoenix Gas heating and PVC double glazed windows.

Outside, the property benefits from a communal garden area and communal parking. Little to do but move in, this property is ideal for the city commuter, first time buyer or investor.

An internal inspection is essential to appreciate fully all this fine property has to offer and see how well cared for and presented the property is.

Key Features

- Stunning Top Floor Apartment In This Popular Development
- Bright And Spacious Living Room With Wood Strip Flooring
- Modern Fitted Kitchen With Built In Oven And Hob
- Two Bedrooms, Primary Bedroom With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazing
- White Bathroom Suite With Partial Tiling
- Communal Gardens To Front And Parking To Rear
- Ideal For Young Professionals And First Time Buyers



Accommodation Comprises

Communal Entrance Hall

Tiled floor, stairs to apartments.

Entrance Hall

Solid strip wood floor, storage cupboards.

Lounge

13'3 x 11'7

Solid strip wood floor, open to:-

Kitchen

9'9 x 9'5

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven, gas hob, plumbed for washing machine, gas boiler, part tiled walls, tiled floor.

Bedroom 1

14'8 x 10'2

Solid strip wood floor.

Bedroom 2

12'9 x 8'2

Solid strip wood floor.

Bathroom

White suite comprising panelled bath with hand held shower, pedestal wash hand basin, low flush WC, fully tiled walls, fully tiled floor.

Outside

Communal parking.

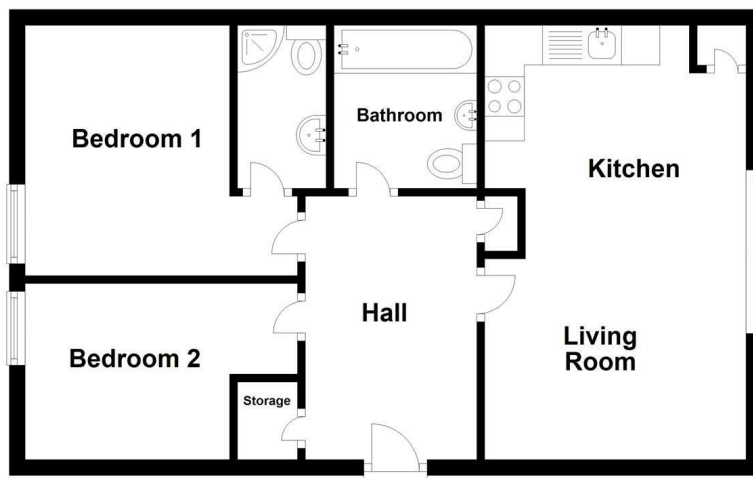
Additional Information

Oak Property Management Company
- Management Fee approximately
£100 per month.





Third Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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028 9047 1515

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NEWTOWNARDS
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RENTAL DIVISION
028 9070 1000



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