

RODGERS & BROWNE

SALE AGREED

Apt 10 The Stables
Cairnburn Gardens, Belfast, BT4 2HY



offers around £169,950



The Owners' Perspective...

"The apartment is the perfect size for two people, and it is roomy enough to accommodate guests. We are not overlooked at all and our neighbours are wonderful. With Belmont park on the doorstep and Stormont and Redburn Country Park just up the road, there is no shortage of walks in green spaces and Seapark is just a few minutes drive away for access to the beach and the coastal path. Ballyhackamore and Belmont are both within reach for great restaurants, bars and cafes and the soon to be refurbished Art Deco Cinema at The Strand. Then with direct public transport links to the City Centre, and easy access to the airport, you couldn't be better placed. We are so sorry to be moving on and have loved every minute of living here."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Family room



Living room opening to dining area



Entrance hall

The facts you need to know...

Beautifully presented first floor apartment

Bright and spacious living room with casual dining

Stunning feature reclaimed fireplace

Shaker style kitchen with solid wood worktops and integrated appliances

Two bedrooms

Luxury fitted shower room

Gas fired central heating

Timber double glazed windows

Private parking for one car plus visitors spaces

Ideally located to many local amenities including Belmont and Ballyhackamore Village

Ease of access to Belfast City Centre and The George Best City Airport via car or public transport

An ideal purchase for a first time buyer or even investment



Kitchen



Dining area



The Property Comprises...

GROUND FLOOR

Panelled door with side lights and intercom phone to apartments.

COMMUNAL ENTRANCE HALL

Staircase to:

First Floor

Solid contemporary door to:

APARTMENT 10

ENTRANCE HALL

Wide plank wood effect flooring. Access to roofspace. Cloaks cupboard with hanging space and gas fired boiler.

LIVING ROOM OPENING TO DINING AREA

23'5" x 11'0" (at widest points)
Reclaimed stone fire surround with cast iron dog grate, stone hearth, wide board wood effect flooring, low voltage lighting.

KITCHEN

9'0" x 8'1"
Extensive range of high and low level cabinets and display units, under unit lighting, solid wooden worktops, one and a half Belfast inset sink unit with mixer tap, four ring gas hob, under oven, stainless steel extractor above, part tiled walls, ceramic tiled floor, tongue and groove ceiling with double glazed Velux window, low voltage lighting, plumbed for washing machine, integrated fridge freezer.



Bedroom one

BEDROOM (1)
10'8" X 9'5"
Low voltage lighting. Feature panelled wall.

BEDROOM (2)
10'6" x 7'0"
Painted panelled walls, double panelled doors to built-in wardrobe, double glazed Velux window, low voltage lighting, hand crafted wooden shutters.

SHOWER ROOM
8'10" x 5'11"
Triple shower cubicle with Aqualisa thermostatically controlled shower unit with over drencher and telephone shower, low flush wc, wall mounted sink unit with mixer tap, chrome towel radiator, ceramic tiled floor, painted panelled walls and ceiling, low voltage lighting, extractor fan.

Outside
Car parking to front. Communal gardens to rear.



Bedroom two

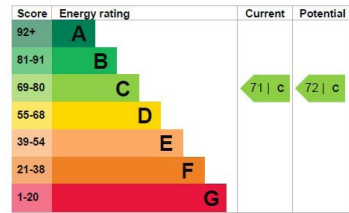


Shower room

THIS INFORMATION IS FOR GUIDANCE ONLY
AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?	X		
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold **MANAGEMENT FEES** £900 pa

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 is £909.80.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Old Hollywood Road from the Belmont Road, turn left into Cairnburn Road and then the first right into Cairnburn Gardens. Continue along and The Stables is situated on the left after the turning for Cairnburn Crescent.



Total Area: 63.6 m² ... 685 ft²

All measurements are approximate and for display purposes only



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@roddgersandbrowne.co.uk

roddgersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.