

**4 Ashbourne Court  
225-227 Belmont Road  
Belfast  
BT4 2AH**



**Offers Around £189,950**





## Key Features

- Chain free
- Beautifully presented two-bedroom duplex apartment
- Located on the Belmont Road within walking distance to all amenities
- Newly decorated
- Kitchen and dining area on the ground floor
- Well presented living area on the first floor
- Two spacious bedrooms
- Fitted bathroom with electric shower over bath
- Storage areas throughout
- Well-maintained communal areas
- Provisions in place for Electric Vehicle charging point
- Private resident and visitor parking







## Summary

Set within the unique, period style development of Ashbourne Court, this two-bedroom, chain free, well-presented duplex apartment is located in the highly sought after Belmont Road area. The apartment is ideal for busy professionals due to its excellent location in the heart of Belfast, minutes away from all local amenities including Stormont Estate, Ballyhackamore, all public transport routes, George Best Belfast City Airport, Victoria Square and many popular restaurants and bars in the surrounding area.



The property has been newly decorated throughout leaving it feeling bright, airy and modern but not taking away from the period style characteristics that can be seen throughout the property.

The ground floor of the property benefits from a fully fitted kitchen with built in oven and hob and dining area with large sash window looking out onto the communal areas.

The first floor benefits from a well-presented living area, two spacious bedrooms and a fitted bathroom with contemporary white bathroom suite.

The property also benefits from electric heating and part UPVC double glazing.

Externally you have access to well-maintained communal areas, resident and visitor car-parking and provisions have recently been put in place should you need to purchase and connect an electric vehicle car charger.



Investa (N.I.) Property Management are the managing agent for the Management Company and you can contact our office to discuss the current yearly/quarterly management fees.

**The property comprises of:**



**Front Hall**

1.2m x 0.9m

**Kitchen**

4.9m x 3.7m

**Living Area**

3.8m x 3.5m

**Bedroom 1**

3.7m x 2.9m

**Bathroom**

2.1m x 1.8m

**Bedroom 2**

2.8m x 2.4m



For further information or to arrange a viewing please contact our office on 028 9752 1283



**EPC rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



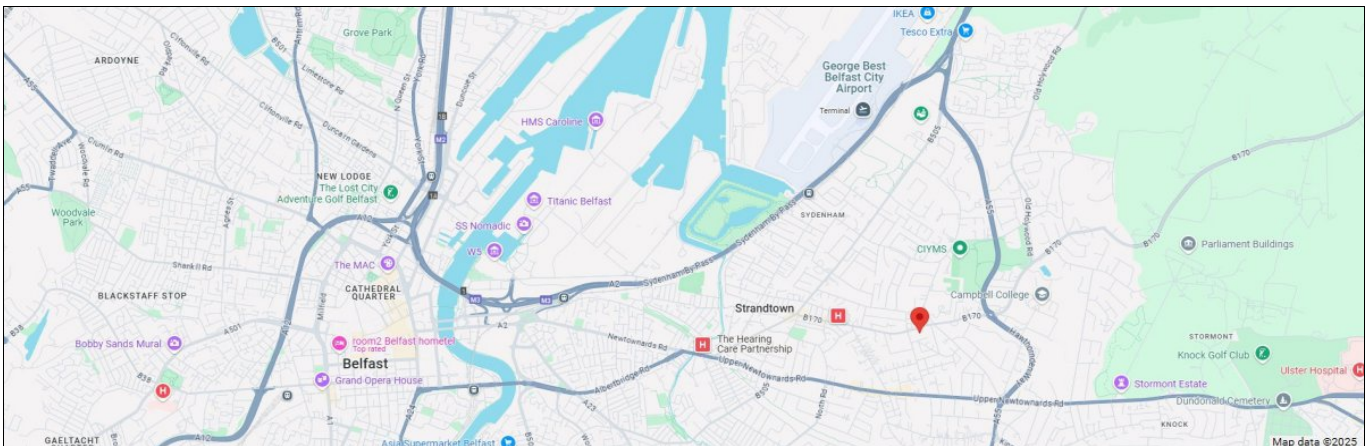


### Lettings and Block Management Department

Investa (N.I.) LLP offer an experienced and professional lettings and block management department, managing property and apartment complexes throughout Northern Ireland. For any enquires regarding lettings or block management please contact our office on 028 9752 1283.

### Financial Advice

If you are moving house or investing in property Investa (N.I.) LLP can personally introduce you to an independent financial advisor. Please contact our office on 028 9752 1283 for more information.



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