

ULSTER PROPERTY SALES

UPS

RENTALS - BALLYHACKAMORE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 4A THE LIMES, 216 BELMONT  
ROAD, BT4 2AT**

**£985 PER CALENDAR MONTH**



A modern first floor apartment in the exclusive 'The Limes' development on the much sought after Belmont Road, just recently renovated. close to a vast range of local amenities, bus routes and easy access to motorway networks.

This modern apartment enjoys communal lift to the first floor, entrance hall with storage cupboard, and generous lounge/dining room open to well maintained kitchen with range of integrated appliances, partly tiled walls and ceramic tiled flooring. Further benefits include two well proportioned bedrooms, master en-suite shower room with modern white suite, half tiled walls and ceramic tiled flooring. Modern bathroom comprising of panelled bath with shower, half tiled walls and ceramic tiled flooring.

An easy to maintain apartment in an exclusive development with disabled access, and many attractive features, including glass block feature wall in the kitchen, recessed spotlighting, attractive tiling, gas fired central heating and PVC double glazed windows. Ideal location for working professionals wanting to be close to amenities and have access to the motorway network and Belfast City airport. View now to avoid disappointment!



## Key Features

- Excellent First Floor Apartment In An Exclusive Development On The Belmont Road
- Spacious Bright Lounge/Dining Room Open To Modern Kitchen
- Kitchen With Range Of Integrated Appliances And Ceramic Tiled Flooring
- Two Well Proportioned Bedrooms, Master With En-Suite Shower Room
- Modern Bathroom Suite With Panelled Bath With Shower Over
- Gas Fired Central Heating System And PVC Double Glazed Windows
- Communal Gardens, Designated Parking And Electric Security Gates
- Ideal Location Close To A Range Of Amenities And Belfast City Airport



## Accommodation Comprises

### First Floor

#### Kitchen

13'8 x 8'8

Modern range of high and low level units, granite effect work surfaces, inset 1 1/4 basin single drainer stainless steel sink unit with mixer taps, built in under oven, black glass electric hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, concealed gas fired boiler, part tiled walls, ceramic tile flooring, recessed spotlighting, glass block feature wall.

#### Communal Entrance Hall

Storage cupboard.

#### Lounge/Dining Room

16'6 x 11'7 (at widest point)

Newly fitted wood laminate flooring, Open to:

#### Bedroom 1

13'8 x 9'4 (at widest point)

#### En-suite

Modern white suite comprising, shower cubicle, electric shower, tiled splashback, sliding shower doors, pedestal wash hand basin with mixer taps, low flush WC, half tiled walls, ceramic tiled flooring, extractor fan.

#### Bedroom 2

10'0 x 8'0

#### Bathroom

Modern white suite comprising, panelled bath with mixer tap and handheld telephone shower, tiled splashback, pedestal wash hand basin with mixer tap, low flush WC, half tiled walls, ceramic tiled flooring, extractor fan.

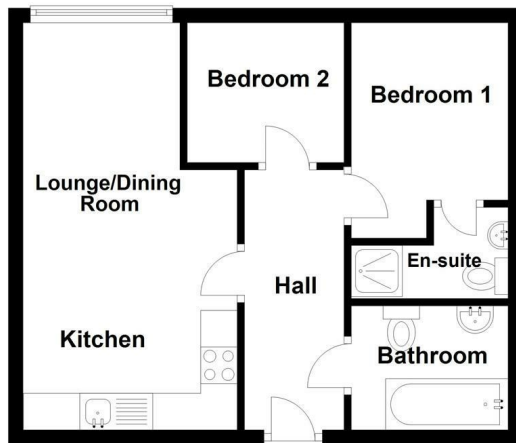
#### Outside

Communal gardens and designated parking. Electric security gate.





### First 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.

### Apt 4A The Limes, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(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 02890471515.

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.

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