

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 21, 2B SUMMERHILL
AVENUE, BELFAST, BT5 7HD**

OFFERS AROUND £119,950



Located in this exclusive development, overlooking Stormont Estate, and within commuting distance to Dundonald and Holywood, we are delighted to offer for sale this bright well presented third floor apartment.

Approached by electric security gates to a private parking area and lift access to the third floor, this apartment enjoys a bright living/dining area, open to a modern fitted kitchen with integrated appliances. Further benefiting from two bedrooms, gas fired central heating and double glazed windows.

Ideal for investors, first time buyers or downsizers, this property must be viewed internally to fully appreciate all it has to offer.



Key Features

- Excellent Third Floor Apartment With Lift Access
- Spacious Bright Living Dining Area, Open To Modern Kitchen
- Kitchen With Range Of Integrated Appliances And Tiled Floor
- Two Good Size Bedrooms, One With Built-In Cupboard
- Bathroom With Panelled Bath And Fully Tiled Flooring
- Gas Fired Central Heating & PVC Double Glazed Windows
- Electric Security Gates And Communal Private Parking
- Convenient Location Close To Many Local Amenities



Accommodation Comprises

Communal Entrance Hall

Intercom. Stairs and lift.

Third Floor

Entrance Hall

Kitchen/Living/Dining

18'9 x 12'7

(at widest point) Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, integrated fridge freezer and washing machine, sliding shower to Juliet balcony part tiled walls, fully tiled floor to kitchen.

Bedroom 1

16'0 x 8'9

Built-in cupboard with gas boiler.

Bedroom 2

11'4 x 6'4

Bathroom

White suite comprising panelled bath with handheld shower, pedestal wash hand basin and low flush WC. Part tiled walls, fully tiled flooring.

Outside

Electric security gates. Private communal parking.

Management Fees

Approx. £225 per quarter.





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		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 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

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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