

ULSTER PROPERTY SALES

UPS

RENTALS - BALLYHACKAMORE

324 Upper Newtownards Road, Belfast,
BT4 3EX

02890471515

rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 2 EBRINGTON HALL, 149E
UPPER NEWTOWNARDS ROAD,**

£1,250 PER MONTH

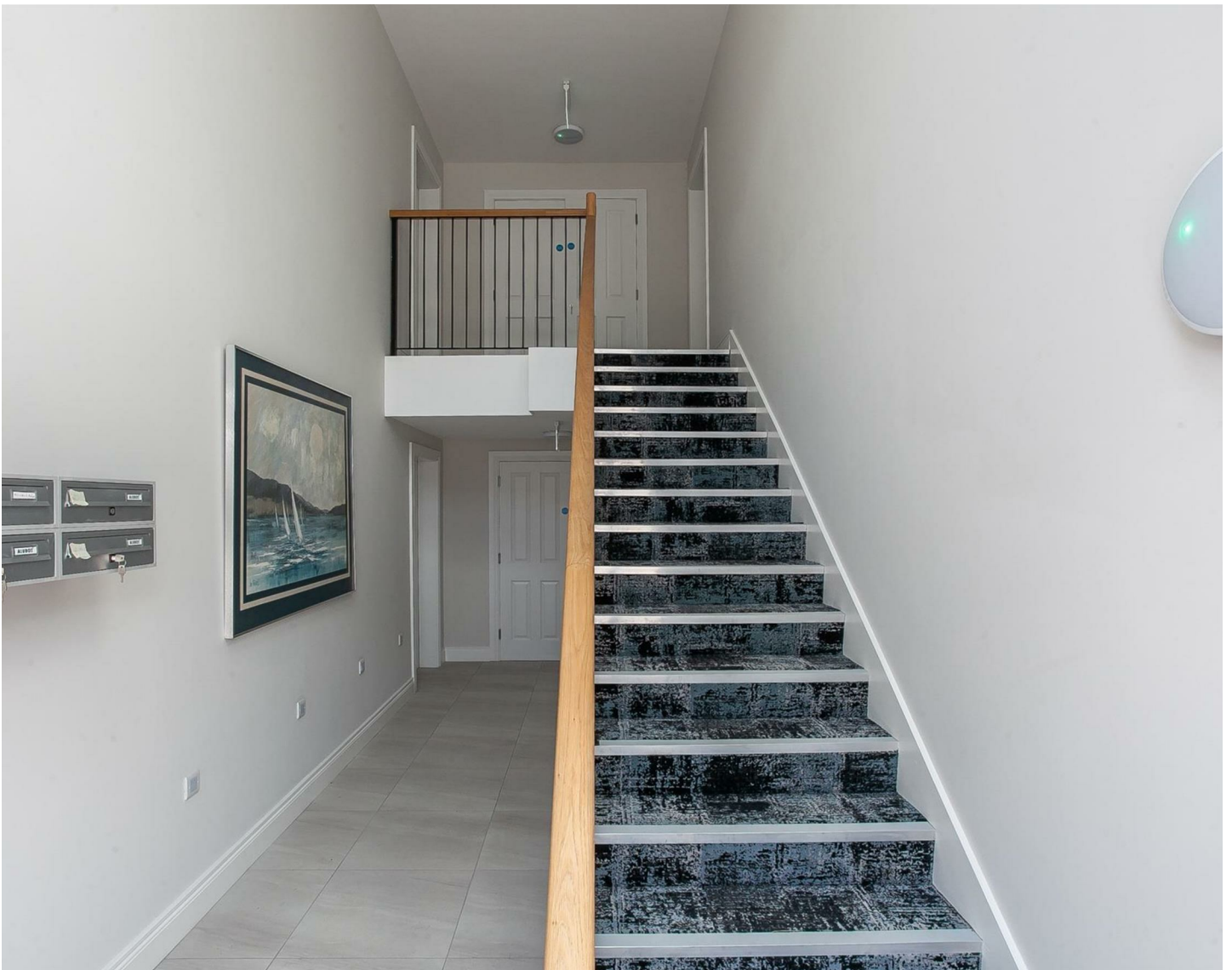


A stunning fully furnished ground floor apartment in the ever popular Ballyhackamore area, close to a vast range of local amenities.

The apartment comprises of a spacious lounge dining area, open to a luxury fitted modern kitchen with an extensive range of high and low level units with marble effect worksurfaces, fully integrated appliances and a Juliet balcony, two good size double bedrooms, master with en suite and a modern fitted white bathroom suite.

Further benefits include gas fired central heating, uPVC double glazing throughout, and communal parking to the front with EV charging point.

We recommend early viewing to avoid disappointment!



Key Features

- Luxury First Floor Apartment In A Stunning New Development In Ballyhackamore
- Modern Fitted Kitchen Open To
- Spacious Lounge/Dining Area
- White Bathroom Suite & Ensuite With Walk In Shower
- Two Spacious Double Bedrooms
- Gas Fired Central Heating & UPVC Double Glazing
- Communal Parking Area with EV Charging Point
- Convenient Location Close To A Range Of Local Amenities



Communal Entrance Hall

Ceramic tiled flooring.

Entrance Hall

Ceramic tiled flooring.

Kitchen

10'9 x 10'4

Extensive range of high and low level modern units with marble effect worksurfaces with 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, built-in under oven and ceramic hob, stainless steel extractor hood, built-in fridge freezer, built-in dishwasher, built-in washer dryer, concealed gas fired boiler, part tiled walls, ceramic tiled flooring, patio doors to rear, open to:

Lounge / Dining

14'2 x 13'3

(At widest points) range of fitted cupboards.

Bedroom 1

15'1 x 10'4

Leading to:

Ensuite

Modern white en-suite comprising walk-in shower cubicle with sliding door, built-in shower and tiled walls, vanity wash hand basin with mixer taps and tiled splashback, ceramic tiled flooring, mirror cabinet, extractor fan.

Bedroom 2

13'2 x 8'3

Built-in storage.

Bathroom

Modern white suite comprising vanity unit with mixer tap and tiled splashback, panelled bath with mixer tap and tiled splashback with telephone shower, ceramic tiled flooring, extractor fan.

Outside

Communal car parking with EV charging point, bin storage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark