

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 15, 84A SANDOWN MANOR,
BELFAST, BT5 6GQ**

OFFERS AROUND £250,000



A spacious ground floor apartment offering well maintained, modern accommodation in the much sought after Sandown Manor development, within walking distance of Ballyhackamore, and boasting mature gardens and generous parking.

Sandown Manor has been a successful luxury development set within approximately 4 acres, for the over 55's, surrounded by mature trees, extensive communal gardens, electric gates with remote access and generous communal parking, within a secure gated community.

This apartment is situated within the first apartment block, offering two double bedrooms, luxury master en-suite shower room, generous open plan lounge/dining room, open to luxury kitchen with a vast range of integrated appliances, granite worktops, and recessed spotlighting. Furthermore, modern bathroom suite with built-in shower over bath, vanity unit and chrome feature radiator. Other benefits include utility/cloakroom off entrance hall, gas fired central heating, uPVC double glazed sash windows, and intercom system.

This apartment measures approximately 875 sq ft and therefore is the perfect downsizer home for many people looking for ground floor accommodation within such a well maintained exclusive development, providing that real community feel. A must view to fully appreciate this excellent home.



Key Features

- Excellent Ground Floor Apartment In An Exclusive Over 55's Development
- Two Bedroom, One With En-Suite Shower Room And One With Built-in Robes
- Luxury Kitchen With Granite Worktops And Built-In Appliances
- Comfortable Living Room Open To Kitchen And Dining Area
- Good Sized Modern White Bathroom With Shower Over Bath
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Electric Gates, Extensive Communal Gardens And Parking Areas
- Superb Mature Location Within Walking Distance to Ballyhackamore



Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Utility/Cloakroom

Granite effect work surfaces, plumbing for washing machine, built-in shelving, cloak space.

Lounge/Dining Room

20'0 x 17'0

Recessed spotlighting. Open to:

Kitchen

10'0 x 10'0

Extensive range of high and low level cream gloss units, granite work surfaces with upstand and single drawer, inset 1 1/4 bowl stainless steel sink unit with mixer tap, built-in split level oven, ceramic hob, stainless steel splashback and stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, concealed gas fired boiler, recessed spotlighting.

Bedroom 1

14'1 x 10'1

En-Suite Shower Room

Modern white suite comprising large built-in shower cubicle, PVC wall cladding, sliding shower door, vanity unit with mixer tap, PVC splashback and mirrored cabinet, wash hand basin, low flush WC, chrome feature radiator, recessed spotlighting, extractor fan.

Bedroom 2

13'0 x 10'0

(at widest point) Including double built-in robe with sliding mirror doors. Recessed spotlighting.

Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in shower and PVC wall cladding, shower screen, vanity unit with mixer tap, low flush WC. Chrome feature radiator. Recessed spotlighting. Extractor fan.

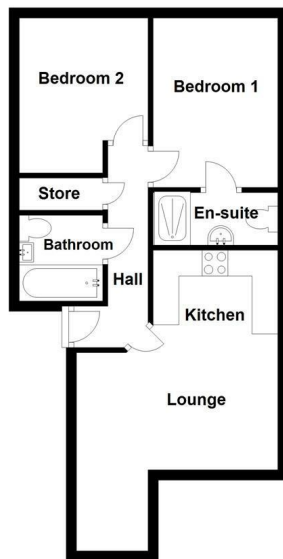
Outside

Remote controlled electric gates. Access to mature surrounding communal gardens with patio, BBQ area and lawns with mature trees. Communal parking.

Additional Info

Management fees approx £150 per month.





Ground 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		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 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.

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