

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 GLENDALE COURT, 11  
CONNSBROOK AVENUE, BT4 1TS**

**OFFERS AROUND £124,950**



An excellent, well presented first floor apartment with deceptively spacious accommodation, located just off the Hollywood Road.

Comprising good sized living room with laminate flooring and bay window, kitchen with integrated oven, ceramic hob and laminate flooring, two bedrooms, and a modern shower room, the property also benefits from additional storage on the landing and a Slingsby type ladder leading to the roofspace.

The property also includes "acoustic" double glazing throughout, gas central heating and allocated parking to the front. Ideal accommodation in the heart of Sydenham, Connsbrook Avenue with easy access to surrounding arterial routes, Sydenham Train Station and Belfast City Airport and a short stroll to Belmont Road, we recommend an early viewing to avoid disappointment.



## Key Features

- Excellent First Floor Apartment In Popular Location
- Spacious Lounge With Bay Window
- Modern Kitchen With Oven & Hob
- Two Good Size Bedrooms With Laminate Flooring
- Modern Shower Room With Part Tiled Walls
- Gas Heating And Acoustic Double Glazing
- Allocated Car Parking Space & Communal Parking
- Convenient To Many Local Amenities & Arterial Routes



### Accommodation Comprises

#### Entrance Hall

Private PVC front door.

#### Landing

Access to partly floored roofspace with light, via slingsby ladder. Storage cupboard with gas boiler.

#### Living Room

14'8 x 12'8

(into bay) Laminated strip wood flooring.

#### Kitchen

9'5 x 7'8

Excellent range of high and low level units, oven and ceramic hob, part tiled walls, laminate strip wood flooring. Plumbed for washing machine, recessed spotlighting.

#### First Floor

##### Bedroom 1

10'4 x 9'5

Laminated strip wood flooring.

##### Bedroom 2

9'6 x 7'6

Laminated strip wood flooring.

#### Shower Room

White suite comprising corner shower cubicle, low flush WC and pedestal wash hand basin. Part tiled walls, recessed spotlighting.

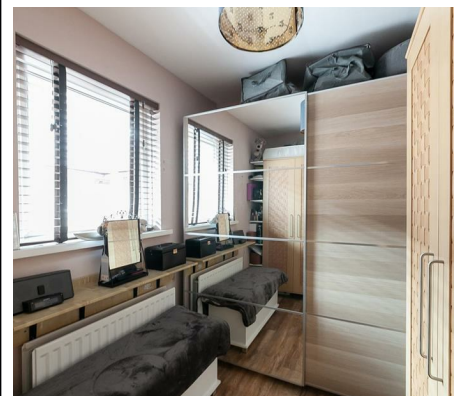
#### Outside

Allocated car parking space.

#### Additional Information

Management fee approximately £213 per quarter to include window cleaning, insurance and maintenance.

Rates are approximately £660 per annum.





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.

2 Glendale Court, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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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