



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Apartment 1, Ashford House,
 Knockdene Gate,
 Belfast,
 County Antrim, BT4

Asking Price: £125,000

 **Reeds Rains**

reedsrains.co.uk

Apartment 1, Ashford House, Knockdene Gate, Belfast, County Antrim, BT4

Asking Price: £125,000

EPC Rating: C

Ashford House is a secure, gated development positioned just off the Upper Newtownards Road.

The vast array of shopping facilities, day to day amenities, restaurants and attractions are all within walking distance to Ballyhackamore Village.

Belfast City Centre & the surrounding towns are also easily accessible for those whom commute daily.

The property itself is a bright, easy to maintain one bedroom apartment which would be ideal for a variety of prospective buyers looking to avail of this superb location.

Early internal inspection comes strongly recommended.

Covered Entrance Porch

uPVC Front Door With Glazed Inset And Side Panel To...

Entrance Hall

Solid wooden flooring. Recessed spotlighting.

Fitted Kitchen Open Plan To Dining / Living Area

21'6" / 11'8" (6.55m / 3.56m)

One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Integrated four ring gas hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for American fridge / freezer. Built in storage with gas fired boiler. Partly tiled walls. Part ceramic tiled flooring. Recessed

spotlighting. uPVC door to enclosed rear garden area.

Bedroom One

11'1" / 10'9" (3.38m / 3.28m)

Recessed spotlighting. Solid wooden flooring.

Rear Hall

Shower Room

Fully tiled corner shower cubicle with thermostatically controlled shower unit and telephone hand shower. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Outside

Secure gated car parking with allocated space. Allocated garden area with patio. Communal bin storage.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.