



**Apt 8, Kerrington Court Marlborough Park South, Belfast, BT9 6JB**  
**Offers Over £100,000**

Kerrington Court is an excellent opportunity to take advantage of high quality accommodation exclusively for the over 55's providing an ideal environment for the freshly retired or indeed the more elderly. Recently refurbished, apartment 8 comprises a one bedroom ground floor apartment with spacious living accommodation including living room open plan to dining and spacious bedroom, newly fitted contemporary kitchen & shower room. Gas fired central heating & PVC double glazing are both in place. Located close to many local amenities including public transport services and local shops, there are also many in-house amenities provided by Radius Housing Association including laundry room, a communal sitting room and gardens, secure intercom system, personal intruders alarm system, activities and a friendly social environment.

- Recently Refurbished One Bedroom Apartment In A Popular Development Off Marlborough Park South
- Ground Floor
- Spacious Open Plan Living / Dining Room
- Ready To Move Into
- Communal Gardens, Sitting Room And Laundry Room
- Over 55's Accommodation
- Newly Fitted Contemporary Kitchen & Shower Room Suite
- Gas Fired Central Heating / PVC Double Glazing
- Superb Location Within Walking Distance To A Range Of Amenities

Energy Efficiency Rating		
	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door.

#### RECEPTION HALL

Storage off.

**LIVING / DINING 21'11" x 11'1" at widest points (6.7 x 3.4 at widest points)**



## KITCHEN 12'5" x 7'6" (3.8 x 2.3)



Contemporary fitted kitchen comprising excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated oven, 4 ring hob & extractor fan.

## BEDROOM ONE 12'9" x 8'10" (3.9 x 2.7)



## SHOWER ROOM



Newly installed shower room with walk in shower, wash hand basin with storage below, low flush W.C, pedestal wash hand basin.

## COMMUNAL AREAS



Communal living area for residents to socialise. Laundry room.

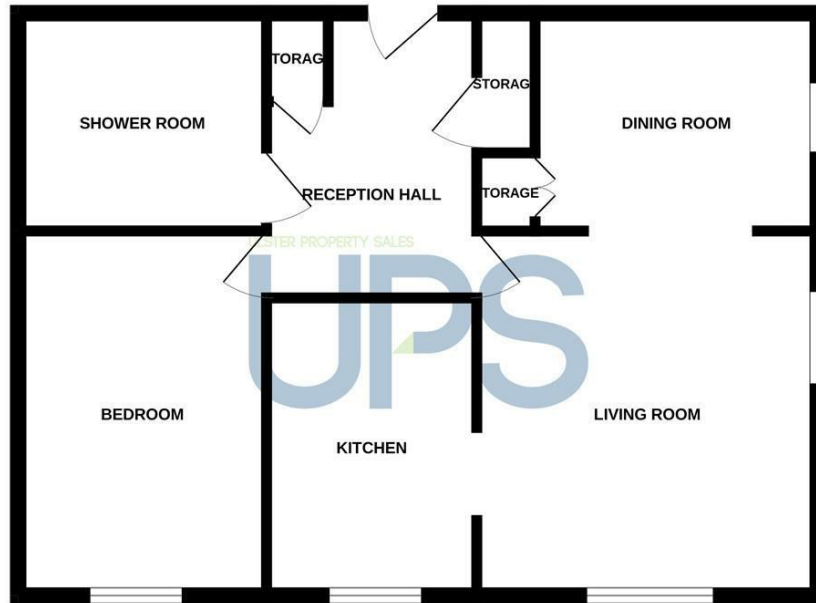
## OUTSIDE



Communal garden areas, residents & visitor parking.

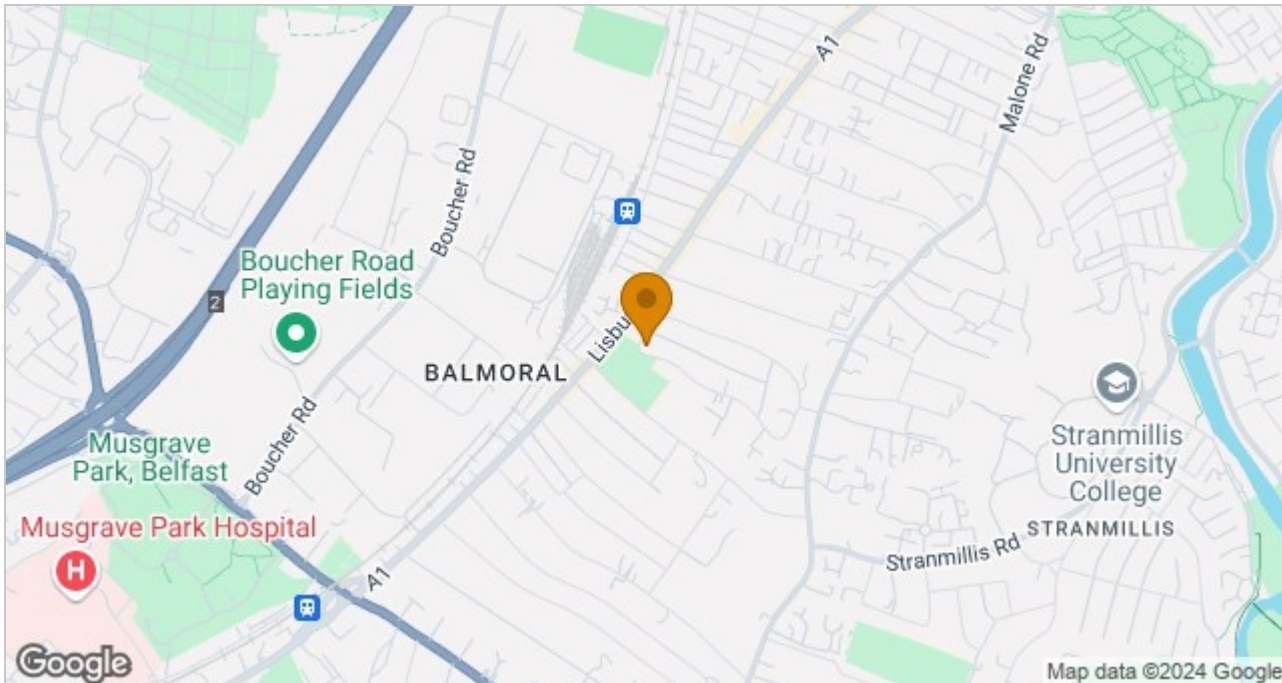
## Floor Plan

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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