



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(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	

Apt 40 Sandown Manor
84A, Sandown Road, Belfast, BT5

Price from £145,000

 **Reeds Rains**

reedsrains.co.uk

Apartment 40 Sandown Manor, 84A, Sandown Road, Belfast, BT5

Price from £145,000

EPC Rating: C

DESCRIPTION

****Beautiful 1 Bedroom Apartment With Pleasant Outlook****

Situated on the 2nd floor of this popular over 55's gated development, this apartment offers a contemporary living space open plan to the luxury kitchen, one bedroom and a shower room. The property is perfect for those seeking a peaceful and quiet retreat, ideal for retirees.

Featuring a light and airy living room, a fully equipped kitchen (includes feature island unit), and a modern shower room, this apartment is designed for comfort and convenience. Residents can enjoy access to well-maintained communal gardens and designated parking spaces.

Conveniently located in a sought-after neighbourhood, this property is close to local amenities, public transport links, and green spaces including the Comber greenway.

Communal Entrance

Communal entrance hall. Lift access.

2ND FLOOR

Hardwood front door

Entrance Hall

Built in storage cupboard

Living Room Open Plan To Luxury Kitchen

Kitchen: Built in double stainless steel oven and separate four ring ceramic hob on island unit. Excellent range of high and low level units with quartz worktops. Single drainer 1.5 stainless steel sink unit. Integrated fridge, freezer and dishwasher. Part tiled walls. Wall radiator. Plumbed for washing machine.

Bedroom

Outlook to front. Built in robe with mirrored sliding doors. Spotlights.

Shower Room With Luxury White Suite

Close coupled EC. Vanity unit with mono tap. Walk in double shower cubicle. Heated towel rail.

ALARM SYSTEM

WINDOWS

Full Upvc double glazed windows throughout.

HEATING TYPE

Gas fired heating.

MANAGEMENT FEES

EPC RATING

C76

DIRECTIONS

Sandown Manor is a gated community for over 55's, located just off the Sandown Road beside the Comber greenway.

FLOOR PLAN

For illustration only
****NOT TO SCALE****

CUSTOMER DUE DILIGENCE

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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.

