




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	

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

**Offers in the region of:
£145,000**

 **Reeds Rains**

reedsrains.co.uk

Apartment 40 Sandown Manor, 84A Sandown Road, Belfast, BT5
Offers in the region of: £145,000

EPC Rating: C

Luxury one bedroom 2nd floor apartment in the gated over 55's 'Sandown Manor' development off the Sandown Road in east Belfast. Ideal for those looking to downsize, yet keep public transport links and amenities close at hand.

DESCRIPTION

Communal Entrance

Communal entrance hall. Lift access.

2ND FLOOR

Hardwood front door

Entrance Hall

11'2" x 3'5" (3.4m x 1.04m)
Built in storage cupboard

Living Room Open Plan To Luxury Kitchen
21'7" x 15'6" (6.58m x 4.72m)

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.

Living area approx. 15'6 x 9'4

Bedroom

11'2" x 7'5" (3.4m x 2.26m)
(at widest points)
Outlook to front. Built in robe with mirrored sliding doors. Spotlights.

Shower Room With Luxury White Suite

15'6" x 5'3" (4.72m x 1.6m)
Close coupled EC. Vanity unit with mono tap. Walk in double shower cubicle. Heated towel rail.

ALARM SYSTEM

WINDOWS

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Full Upvc double glazed windows throughout.

HEATING TYPE

Gas fired heating.

MANAGEMENT FEES

£150 Per Month

Rates

£90.98

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

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

All Measurements are Approximate.

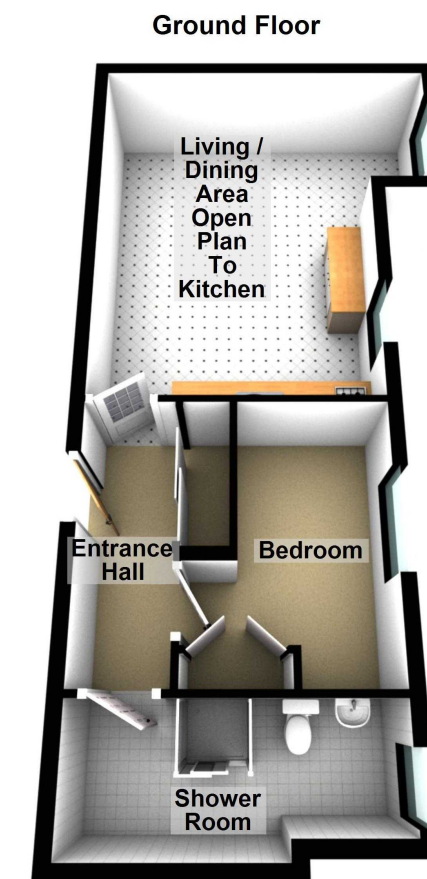
Laser Tape Clause

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.



Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)