



4a Hillsborough Court, Ballynahinch Road, Carryduff, BT8 8SU

Asking Price £142,500

Hillsborough Court is a small apartment development, situated just off the Hillsborough Road, only a few minutes walk to the centre of Carryduff and main arterial routes to Lisburn, Saintfield and Belfast. Internally the apartment offers spacious accommodation comprising two good bedrooms, lounge / dining open to modern fitted Kitchen and deluxe white shower suite. In addition the property benefits from a calor gas heating system, double glazing and off street parking to the rear. An excellent first time purchase and or investment that is sure to be of immediate interest.

- Generous first floor apartment
- Bright and spacious lounge with dining open to the fitted kitchen
- Deluxe shower suite
- Double glazed windows
- Parking to the rear
- Two good size bedrooms
- Modern fitted kitchen
- Calor gas central heating
- Well maintained throughout
- Close to many local amenities

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	65
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance porch.

Entrance porch

Tiled floor, stairs to the 1st floor.

Lounge / dining 15'10 x 13'3 (4.83m x 4.04m)



Laminate flooring, open to the modern fitted kitchen.

Additional lounge image



Kitchen 9'1 x 8'3 (2.77m x 2.51m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, plumbed for dishwasher, fridge and freezer space, laminate flooring, dining area.

Rear hallway

Access to the roof space.

Bedroom 1 12'2 x 9'3 (3.71m x 2.82m)



Bedroom 2 9'6 x 8'6 (2.90m x 2.59m)



Outside



Shower room 11'5 x 5'5 (3.48m x 1.65m)



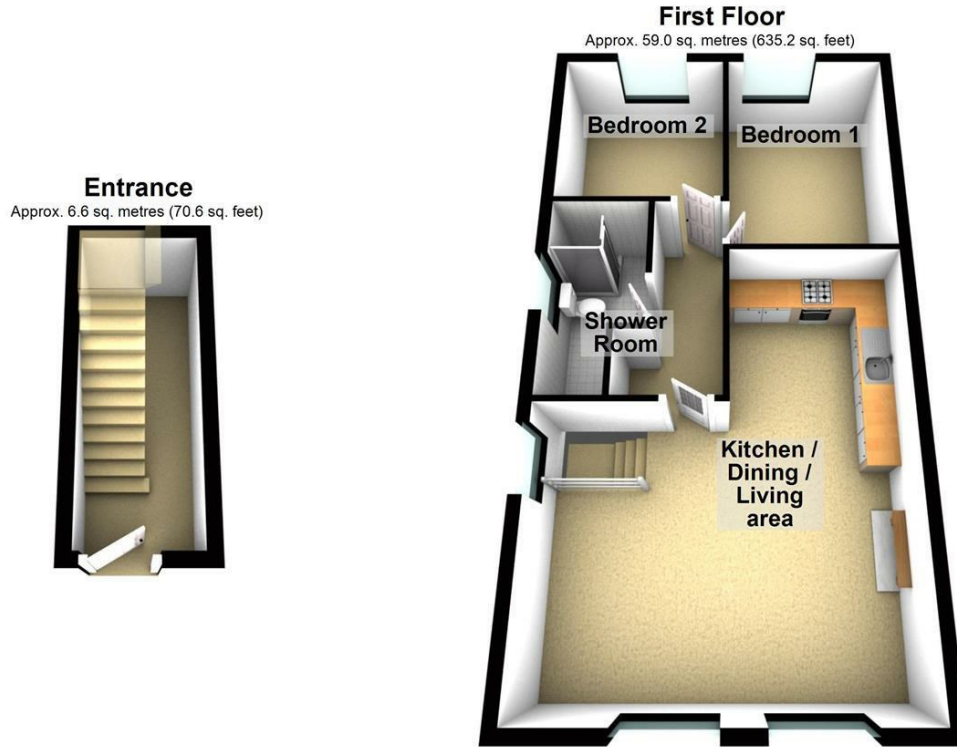
Communal areas and parking area to the rear.

Service charges

Approximately £800.00 per annum.

Modern suite comprising a walk in tiled shower cubicle, electric shower, low flush w/c, wash hand basin with storage below, tiled floor, pvc panelled ceiling, extractor fan, recessed spotlights, plumbed for washing machine.

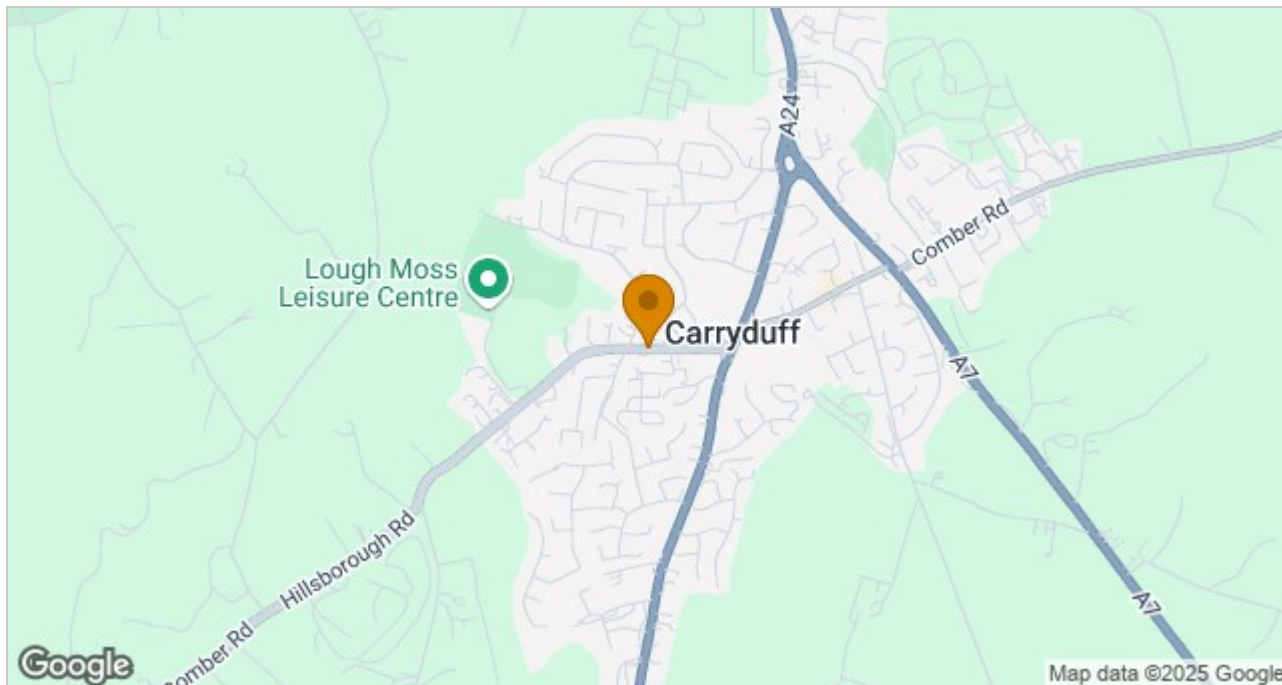
Floor Plan



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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