Apartment 23 The Courtyard,
Castlereagh Road,
Belfast,
County Antrim, BT5

Reeds Rains

Guide Price: £155,000

reedsrains.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71 74
(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 23 The Courtyard, Castlereagh Road, Belfast, County Antrim, BT5
Guide Price: £155,000

EPC Rating: C

This unique first floor apartment is conveniently positioned within the very popular and highly sought after Courtyard development just off the Castlereagh Road.

Apt 23 offers extremely generous, beautifully presented and easy to maintain accommodation throughout and would be perfect for those seeking apartment living within close proximity to many amenities and attractions.

Local shops, parks, cycle / walk paths, Tesco Superstore at Castlereagh and regular public transport links are all within walking distance.

The vibrant Ballyhackamore Village and direct access in and out of Belfast City Centre are also easily accessible.

This superb apartment must be viewed internally to appreciate its full entirety - early internal inspection is therefore encouraged.

Communal Front Door To Communal Entrance Hall
Stairwell to...

Solid Wooden Front Door To...

Entrance Hall
Large walk in cloak cupboard.

Bedroom One
13'2" x 11'7" (4.01m x 3.53m)
At widest points. Laminated wooden flooring.

En-Suite Shower Room
Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls.

Extractor fan. Chrome heated towel rail.

Bedroom Two
11'2" x 8' (3.4m x 2.44m)
Laminated wooden flooring. Large double wardrobe with Worchester gas fired boiler.

White Bathroom Suite
Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Extractor fan.

Lounge Open Plan To Dining Area
22' x 12'9" (6.7m x 3.89m)
At widest points. Juliet balcony.

Separate Stunning Fitted Kitchen
8'8" x 8'1" (2.64m x 2.46m)
One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with integrated extractor hood. Integrated washing machine. Integrated fridge. Partly tiled walls.

Outside
Communal gardens and bin storage. Allocated car parking space & additional for visitors.

Management Fee
£118.00 per month - including building insurance.

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/uksi/2017/692/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.

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.

For full EPC please contact the branch.