



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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 24 The Courtyard,
Castlereagh Road,
Belfast,
County Antrim, BT5

Offers Over: £145,000

 Reeds Rains

reedsrains.co.uk

Apartment 24 The Courtyard, Castlereagh Road, Belfast, County Antrim, BT5
Offers Over: £145,000

EPC Rating: B

The Courtyard is a much admired residential development situated just off the Castlereagh Road and is hugely convenient to a varied range of day to day amenities and attractions.

Tesco Superstore at Castlereagh, local shops, eateries, regular public transport links & cycle / walking paths are all close by whilst Belfast City Centre is easily accessible.

Forestside Shopping Centre and Retail Park and the vibrant Ballyhackamore Village are also close to hand.

Apt 24 is a well appointed first floor apartment, offering bright, well-proportioned and beautifully maintained accommodation throughout with the added benefit of a balcony area to enjoy in the better weather.

With many selling points on offer, early internal inspection comes strongly recommended.

Communal Front Door To...
Communal Entrance Hall

Solid Wooden Front Door To...

Entrance Hall
Built in cloak cupboard.

Bedroom One
11'3" x 9'2" (3.43m x 2.8m)

En-Suite Shower Room
Comprising PVC shower cubicle with thermostatically controlled shower unit with telephone hand shower. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. PVC panelled walls and ceiling. Extractor fan. Recessed spotlighting.

Bedroom Two
8'6" x 8'5" (2.6m x 2.57m)
Built in storage with Worcester gas fired boiler.

White Bathroom Suite
Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. PVC panelled walls and ceiling. Recessed spotlighting. Extractor fan.

Stunning Fitted Kitchen Open Plan To Dining / Living Area
28'3" x 15'2" (8.6m x 4.62m)
At widest points. One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and laminated work surfaces. Integrated four ring ceramic hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Plumbed for dishwasher. PVC panelled walls. Partly tiled walls. Ample dining area. Intercom system. uPVC French doors to Balcony area extending 4 meters in length.

Outside
Allocated car parking space & additional communal car parking. Communal bin storage.

Management Fee
Approx £96.00 per month.

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> ontents

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.