

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 7 3 THE MANOR, BLACKS RROAD, BELFAST,
ANTRIM, BT10 0TJ**

OFFERS AROUND £179,950

Nestled within this extremely desirable and sought-after residential location, this striking ground-floor apartment has to be one of the finest examples available in today's market. Approached via an impressive and secure gated entrance, this well-maintained development offers beautiful park-like grounds in a safe and peaceful environment that can be very difficult to find, coupled with being offered for sale chain-free with a most eye-catching interior that is bright and airy throughout.

This luxury apartment is very energy efficient (EPC C-80) and is perfectly set close to lots of nearby amenities on the Upper Lisburn Road, Dunmurry, and both Belfast and Lisburn, as well as a short stroll to the desirable Black's Road, including leading schools. The accommodation is briefly outlined below.

There are two bedrooms: the principal bedroom with a private, modern en-suite shower room and an eye-catching living room with a beautiful solid wooden floor, spotlights, and views over the extensive, mature gardens. There is also a separate fitted kitchen with granite work tops.

In addition, a white bathroom suite with spotlights and a separate shower cubicle, as well as a welcoming entrance hall that has a beautiful, tiled floor, spotlights, and a handy utility cupboard, all add further to the appeal of this accessible apartment.

Other attributes include gas-fired central heating, Upvc double glazing, and plenty of communal car parking, not to mention well-maintained, extensive private grounds.

A small block of only six apartments (4 blocks in total), we have no hesitation in recommending this remarkable home.

A service charge of approximately £375.48 per quarter is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is C.S. M. (02890245999).



Key Features

- Perfectly set within this exclusive gated complex, offering privacy and secure living in this extremely desirable location.
- Two bedrooms, principal bedroom with private ensuite shower room.
- Modern separate fitted kitchen.
- Gas fired central heating (New boiler replaced Feb 24) / Upvc double glazing / Higher-than-average energy rating (EPC C-80)
- Small and quiet block of only six apartments and enjoys proximity to Belfast, Lisburn and the Upper Lisburn Road as well as Dunmurry and an abundance of amenities in Andersonstown.
- Ideally positioned just off the established and highly sought-after Blacks Road, it is close to an abundance of amenities, including schools, shops, and transport links.
- Bright and airy living room with feature cornicing, a solid wooden floor, and attractive views over the extensive, mature gardens.
- White bathroom suite with separate shower cubicle and decorative tiling.
- Approached via a secure, remote-controlled gated entrance and offered for sale chain-free.
- A very rare opportunity to purchase this striking apartment within the magnificent complex and we strongly recommend viewing to avoid disappointment.



Communal entrance

Door entry code/intercom access, well-maintained communal access, lift access for upper floors;

APARTMENT ACCESS

Impressive entrance hall, beautiful tiled floor, attractive cornicing, utility cupboard;

LIVING ROOM

Bright and airy, views over extensive, well-maintained private grounds, solid wooden floor, spotlights, cornicing;

SEPARATE FITTED KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, Granite worktops, built-in hob and underoven, stainless steel extractor fan;

PRINCIPAL BEDROOM 1

Private en-suite shower room, shower cubicle, low flush w.c., pedestal wash hand basin;

BEDROOM 2

WHITE BATHROOM SUITE

Bath, separate shower cubicle, thermostatically controlled shower unit, low flush w.c., chrome effect sanitary ware, chrome effect towel warmer, partially tiled walls, tiled floor;

OUTSIDE

A most striking entrance approached via remote controlled electric gates, sweeping lane way to communal car-parking, access to extensive, well-maintained mature gardens.











Apartment 7, 3, The Manor, BELFAST, BT10 0TJ



Total Area: 56.1 m² ... 604 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 80 | 80 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark