

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**16 LEATHEN SQUARE, BELFAST,  
BT16 2QL**

**OFFERS AROUND £139,950**



An excellent, beautifully presented first floor apartment within the exclusive Leathern Square Development in Dundonald.

Comprising a large communal entrance hall with tiled floor leading to both stairs and a lift to the first floor to a bright and spacious apartment. The accommodation includes lounge open to dining area, modern fully fitted kitchen, two well appointed bedrooms, master with ensuite shower room and a modern white bathroom suite. Other benefits include gas fired central heating, uPVC double glazing and communal gardens in lawn with parking.

Located within close proximity to Dundonald village and its vast array of shops and cafes, Ulster Hospital, Stormont Buildings, George Best Belfast City Airport and many of the provinces leading schools, this apartment will appeal to first time buyers, young professionals or someone wishing to downsize. High demand is anticipated and early viewing is recommended.



## Key Features

- Attractive, Bright And Spacious First Floor Apartment
- Good Sized Living/Dining Room With Juliette Style Windows
- Modern Fitted Kitchen With Range Of Appliances
- Two Bright Bedrooms, Master With En-Suite Shower Room
- White Bathroom Suite With Partly Tiled Walls
- uPVC Double Glazing And Gas Fired Central Heating
- Attractive Communal Gardens And Parking Area
- Ideal For A Wide Range Of Purchasers



## Accommodation Comprises

### Communal Entrance Hall

Intercom to apartment. Lift and stairs.

### First Floor

### Entrance Hall

### Lounge

15'3 x 11'9

PVC window to Juliette balcony. Feature glass block wall.

### Kitchen

11'8 x 7'8

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, integrated fridge/freezer, plumbing for washing machine, part tiled walls, fully tiled flooring, recessed spotlighting.

### Rear Hall

Storage cupboard, gas boiler.

### Bedroom 1

10'3 x 8'7

### En-Suite

White suite comprising shower cubicle, wash hand basin, low flush WC, part tiled walls, fully tiled floor, recessed spotlighting.

### Bedroom 2

12'3 x 7'4

### Bathroom

White suite comprising panelled bath with telephone hand shower, low flush WC and wash hand basin. Part tiled walls, fully tiled flooring.

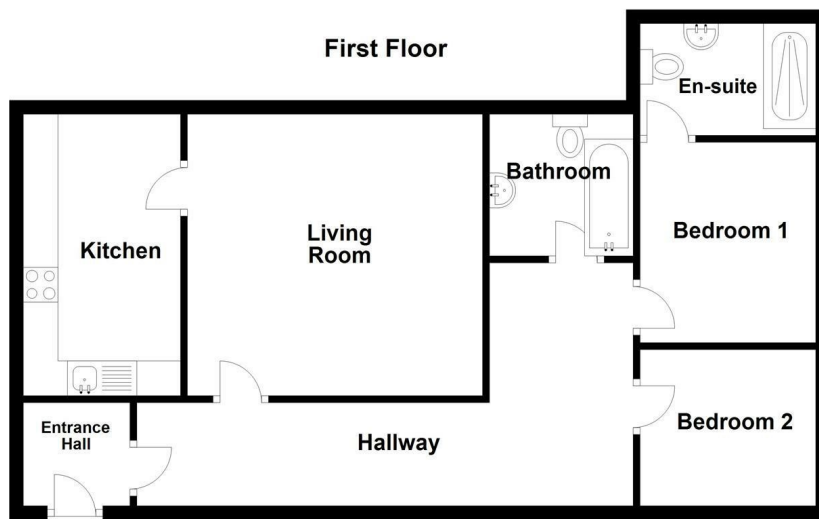
### Outside

Communal gardens and parking.

### Additional Information

Management fee approx £900 per annum.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**16 Leatham Square, Belfast**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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 9047 1515.

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.

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