

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 3, 43 VICTORIA ROAD,  
SYDENHAM, BT4 1QU**

**OFFERS OVER £99,950**



An excellent one bedroom apartment recently renovated by the current owner and offering deceptively spacious accommodation at a high standard, perfect for a first time buyer.

Apartment 3 is one of only two apartments to the rear, with their own communal entrance positioned to the side. Situated on the second floor, the accommodation comprises of an excellent lounge open to luxury new kitchen, installed in 2022. The kitchen offers a range of integrated appliances, partly tiled walls and porcelain tiled flooring. Furthermore, a good size master bedroom, and modern shower room, which has also been updated as recent as 2022, comprising of a white suite with large built-in shower cubicle, partly tiled walls and porcelain tiled flooring. Other benefits include a recently fitted gas boiler in 2022, PVC double glazed windows, and one allocated parking space to rear.

Part of a modern development, built in 2012, this apartment offers attractive modern accommodation in the heart of Sydenham, close to a vast range of amenities in the Belmont area, and the convenience of easy access to arterial routes into Belfast city centre and beyond.



## Key Features

- Excellent One Bed Apartment
- Situated On Second Floor
- Open Plan Living To Luxury Kitchen
- Kitchen With Integrated Appliances
- Modern Shower Room Suite
- Gas Heating & Double Glazed Windows
- One Allocated Parking Space
- Perfect First Time Buyer Home



## Accommodation Comprises

### Communal Entrance Hall

Staircase to:

### First Floor

### Entrance Hall

Staircase to landing on second floor.

### Landing

Two built-in storage cupboards.  
Cupboard with gas fired boiler.

### Open Plan Lounge/Kitchen

14'2 x 13'7

(at widest points) Modern range of high and low level white gloss units, granite effect work surfaces, inset single drainer sink unit with mixer tap, built-in under oven, ceramic hob, extractor hood, integrated fridge freezer, part tiled walls, freestanding breakfast island, recessed spotlighting, porcelain tiled flooring.

### Bedroom

12'1 x 10'1

### Shower Room

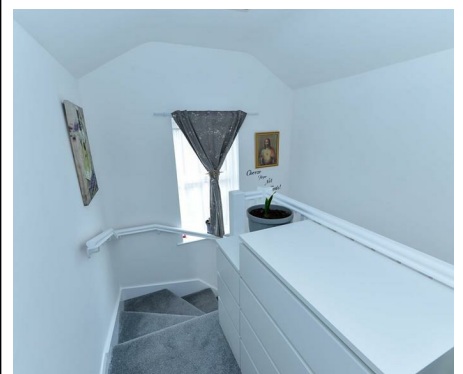
Modern white suite comprising large shower cubicle with built-in shower, tiled walls and sliding shower door, pedestal wash hand basin with mixer tap and tiled splashback, and low flush WC. Chrome radiator, porcelain tiled flooring with skirting, velux window, extractor fan.

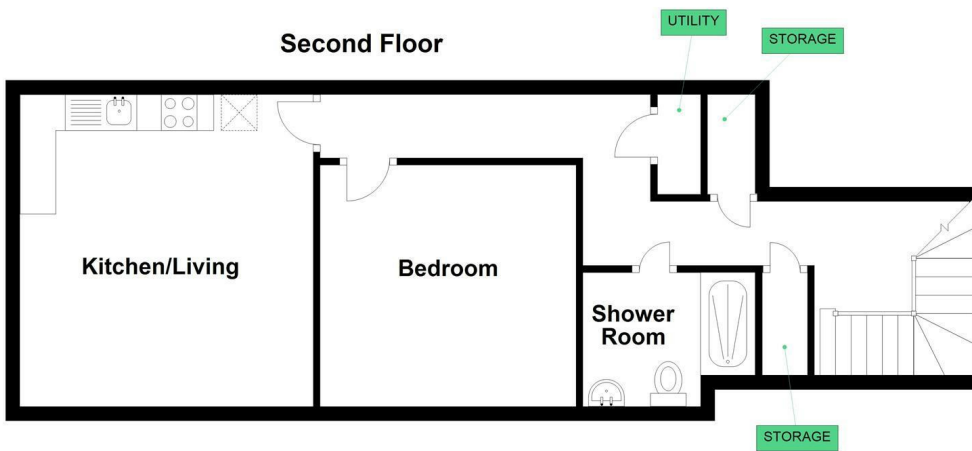
### Outside

One allocated parking space plus communal parking.

### Additional Information

Management fees £174 per quarter.  
Management company - CSM.





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.

**Apt 3, 43 Victoria Road**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(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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