



Estate Agents & Valuers

www.alannewell.com

☎ 028 9081 2422

For Sale
Upper Floor Apartment
B7 Hillsborough Court
Hillsborough Road, Carryduff
Belfast BT8 8RP



This is a tastefully presented and appealing upper floor apartment with its entrance at first floor, but the accommodation thoughtfully laid out as a penthouse on the SECOND FLOOR. Approached at ground level by an internal shared hall and stair then with a privately accessed staircase, it is well positioned above the ground with secure access and a pleasant outlook over part of Carryduff. Positioned very conveniently directly off the Hillsborough Road (B178) and close to its junction with the main Belfast to Ballynahinch Road (A24) as it passes through the centre of Carryduff it is located only yards from convenience shopping, professional services, while only a short stroll from the Lough Moss Recreation Centre. Of immense interest to First Time Buyers, to property investors or to single persons looking for a place of their own within budget and affordable. Internally the accommodation is carefully laid out with generous room space and bright window space front and rear, numerous special features and characteristics are in abundance with which an experienced well crafted interior designer could create an unique style of living to be enjoyed. Comprising TWO bedrooms with generous bathroom complete with separate shower. Gas central heating is installed. EPC: D56/D67

Asking Price: Offers Invited Around £105,000-00

DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

Entrance: From the front and at ground floor level opening to a common hallway and flight of stairs shared in common with one other apartment

First Floor: Landing with Glazed fire protected entrance door with window to front and private internal staircase leading to self contained second floor landing:

Second Floor Apartment Accommodation Comprises:

Landing with recessed lighting and useful gable wall window.



Bright Roomy Living Area with Open Plan Kitchen: 25/9 plus bay windows x part 12/8 and part 10/2 wooden laminate flooring throughout, recessed ceiling lighting, part wall tiled to kitchen area with painted Shaker style wooden door high and low level units with contrasting worktops, including an inset stainless steel sink top with chrome mixer tap. Fitted appliances include a built-in Beko oven and integrated Zanussi ceramic hob

with a concealed extractor fan, useful breakfast bar for casual dining, plumbed for washing machine and space for upright fridge freezer.



DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN



Bedroom 1: 11/3 x 10/6 plus bay window, recessed ceiling lighting, useful storage in eaves and fitted wall shelving, feature glass brick walling for benefit of extra natural light

DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN



Bedroom 2: 10/7 x 10/2 plus bay window. Recessed lighting, storage in eaves and feature glass brick walling



Generous Bathroom: 13/1 max x 6/3 wood effect cushion flooring, fully tiled recessed shower unit with Redring electric shower, white panelled corner bath, low flush W.C., white pedestal wash hand basin, tiled splashback, extractor fan



Central heating: Calor gas heating is installed from a Vokera boiler located in the kitchen. The apartment benefits from its own metered gas supply. A communal gas tank is positioned within the complex.

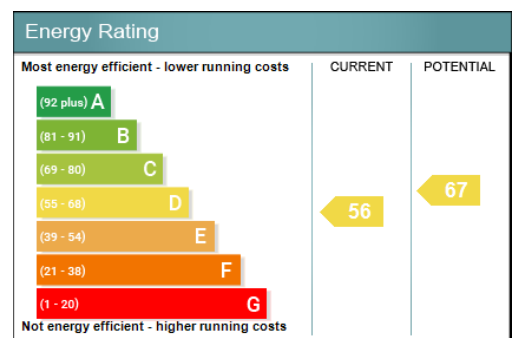
Tenure: Leasehold subject to a long lease

Capital Value: Land and Property Services web site confirm a Rateable Value of £95,000-00 upon which the Domestic Rates collected by Lisburn and Castlereagh City Council for the year commencing 01 April 2021 are £734-54

Management: A management company charge of £75-00 per quarter applies and is payable to the management company in respect of common services, however, we understand that building insurance is charged separately.

External On Site Parking: Communal tarmac surfaced car parking to front and rear is available at the complex with direct access from the Hillsborough Road

EPC: D56/D67



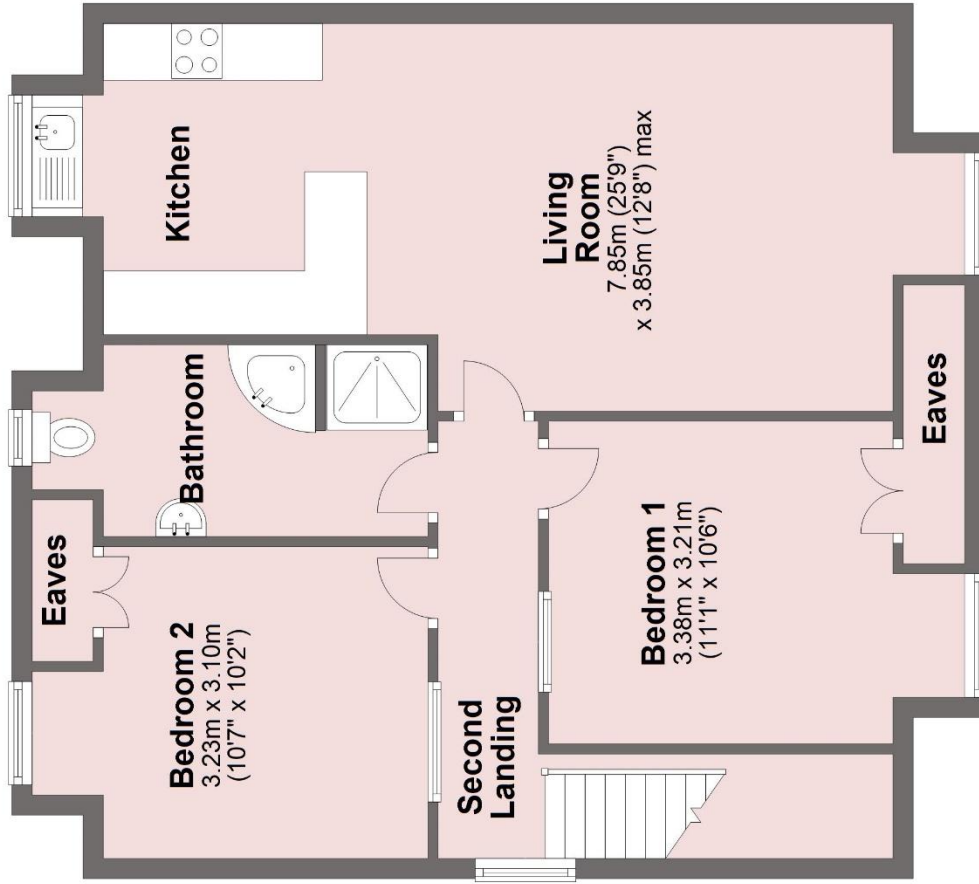
DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

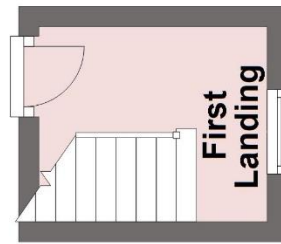


DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS
14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

Second Floor



First Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

B7 Hillsborough Court, Hillsborough Road, Carryduff