



APARTMENT 39 SANDOWN MANOR

Belfast, BT5 6GQ

Offers over **£125,000**



SECOND FLOOR APARTMENT | 1 | 1 | 1

We are delighted to bring to the market this excellent one-bedroom apartment set within a much-admired gated complex of luxurious and beautifully finished apartments.

KEY FEATURES

- Highly Sought After Location, Glider/Transport Links to Belfast City Centre only Minutes' Walk Away
- Situated Next to the Comber Greenway
- Five Minutes' Walk to Ballyhackamore Village
- One Double Bedroom with Built in Storage
- Fully Fitted Kitchen, Open Plan to Living and Dining Space
- Shower Room with White Suite
- Secure Residents' Car Parking
- Lift Access to All Floors
- Exclusively for Over 55s
- Gas Fired Central Heating
- uPVC Double Glazing
- Communal Gardens
- No Onward Chain
- Management Fee Approx £160 Per Month
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Communal Door

Second Floor

- Front Door
- Reception Hall
- Shower Room
- Bedroom One
17'6" x 8'4"
- Kitchen/Living/Dining
15'7" x 13'8"

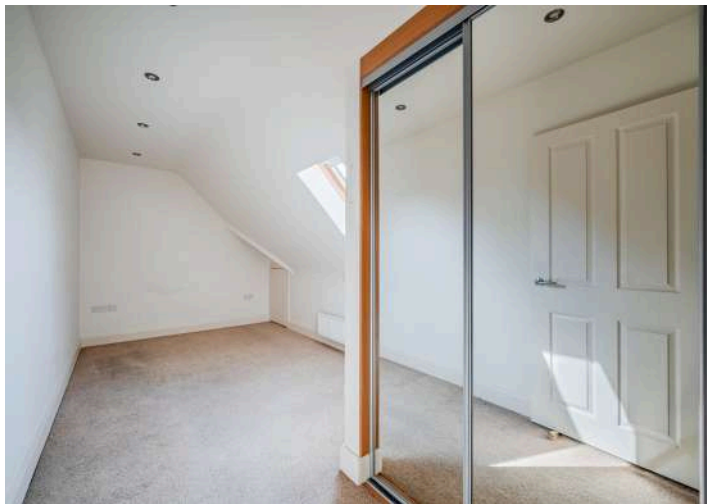
Outside

- Private Electric Gates
- Parking with Visitors' spaces
- Communal Gardens
- Barbecue Area



DIRECTIONS

Travelling along Upper Newtownards Road through Ballyhackamore in the direction of Belfast City Centre, turn left onto Sandown Road. Sandown Manor is located on the left hand side before the right turn onto Sandown Park South.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	80	80

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

