

The OKT logo is located in the top right corner of the image. It consists of the letters 'OKT' in a bold, black, sans-serif font, set against a bright yellow triangular background that points towards the top right corner of the frame.

FOR SALE

4 Kingscourt Close, Belfast, BT6 9AP

Ground Floor 2 Bed Apartment

LOCATION

With a convenient location just off the Castlereagh Road, the property is ideally situated close to a wide range of local amenities, schools, and everyday conveniences.

Belfast City Centre is easily accessible, while excellent public transport links are available nearby.

The surrounding area offers an excellent selection of supermarkets, cafes, restaurants, and local eateries, with the Tesco Superstore on Castlereagh Road close at hand for day-to-day shopping.

DESCRIPTION

A well-presented ground floor two-bedroom apartment with the added benefit of a large private rear garden.

Internally, the property offers a welcoming entrance hall with useful built-in storage, a spacious living room leading to the fitted kitchen, which provides ample dining space and a good range of appliances. There are two well-proportioned bedrooms, along with a modern bathroom featuring a white three-piece suite.

Externally, the property enjoys a generous rear garden with a decked area, while to the front there is allocated parking.

Further benefits include gas-fired central heating and double glazing throughout.

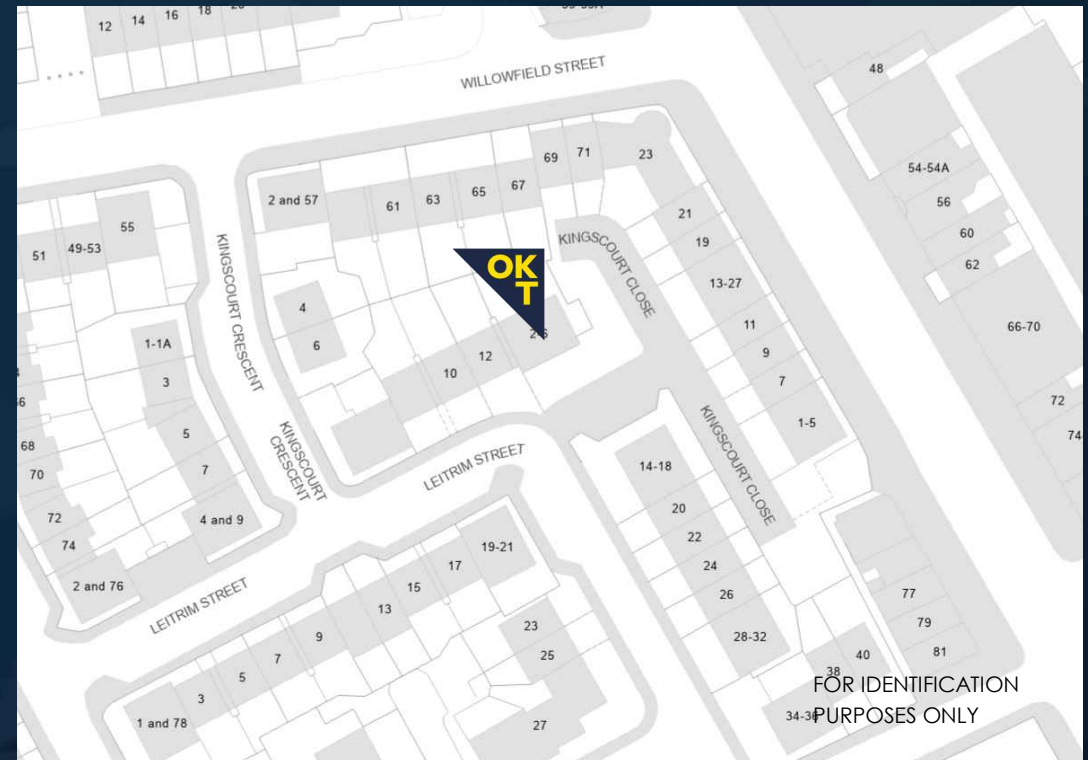
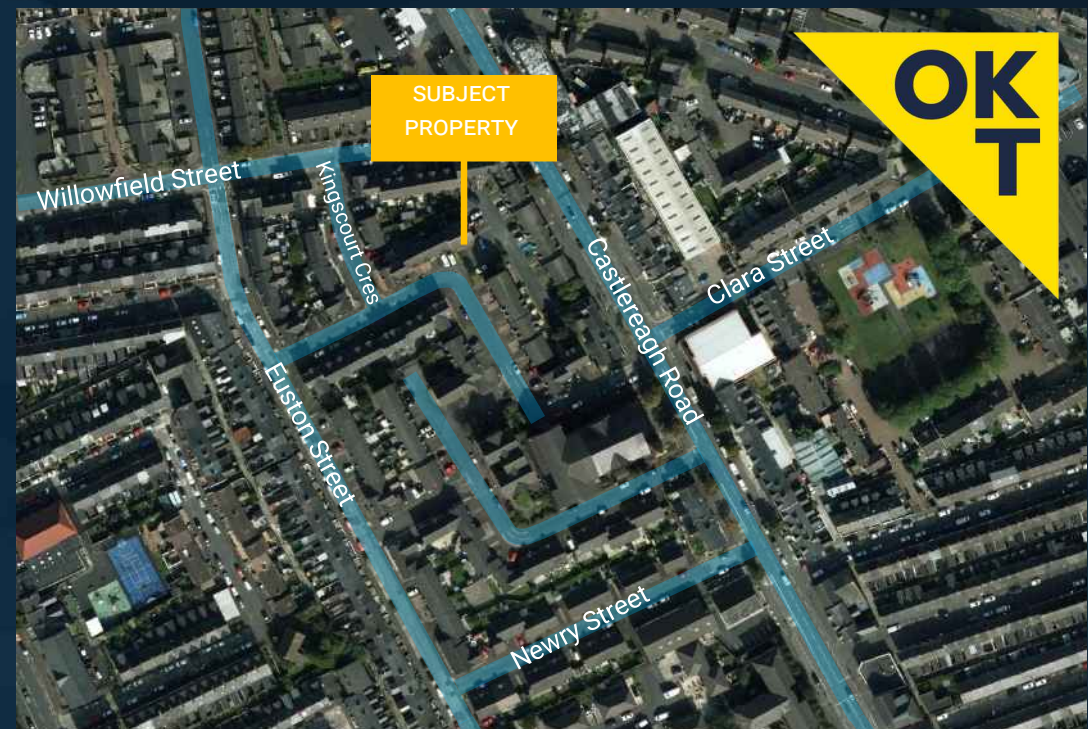
ACCOMMODATION

DESCRIPTION	AREA (M)	AREA (FT)
Living Room	3.11 x 3.84	10.2 x 12.6
Kitchen	3.60 x 3.17	11.8 x 10.4
Bedroom 1	3.11 x 3.60	10.2 x 11.8
Bedroom 2	3.60 x 2.29	11.8 x 7.5
Bathroom	1.80 x 2.16	5.9 x 7.1
Store	0.61 x 1.74	2 x 5.7
TOTAL ACCOMMODATION (GIA)	53	570

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10553





SALES DETAILS

PRICE: Offers over £115,000

TITLE: Assumed freehold

VAT: All prices, outgoing etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

CAPITAL VALUE (RATES PAYABLE)

NAV: £85,000

Estimated rates payable in accordance with LPS Website: £854

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

OPEN VIEWINGS

Open viewings have been arranged for the following times:

Wednesday 30th September 4pm - 5pm

Wednesday 7th October 4pm - 5pm

Wednesday 14th October 4pm - 5pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

