



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**2 Hawthornden Mews | Belfast, BT4 3PB**  
**OFFERS AROUND £125,000**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £125,000**  
Ground Floor Apartment  
2 Bedrooms  
1 Reception



## Property Features

- Superb Ground Floor Apartment with Own Door Access Located on the Prestigious Hawthornden Road within Striking Distance of both Ballyhackamore and Belmont Villages
- Ease of Access to Belfast City Centre and Belfast City Airport for the Daily Commuter
- Priced to Allow for Modernisation
- Two Well Appointed Bedrooms
- Generous Built in Storage Throughout
- Fitted Bathroom with Coloured Suite
- Fitted Kitchen
- Bright and Spacious Living Dining Room
- Allocated Car Parking Space with Additional Visitors Parking
- Economy 7 Heating
- UPVC Double Glazing Throughout
- Management Company Approx. £450 Per Annum
- No Onward Chain
- Early Viewing Highly Recommended

# Accommodation

## Ground Floor

## Outside

Reception Porch

Allocated Parking  
With Additional  
Visitor Parking

Hallway

Living /Dining Room  
11'1" x 18'10"

Kitchen

Bathroom

Bedroom One  
11' x 9'1"

Bedroom Two  
11' x 9'

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

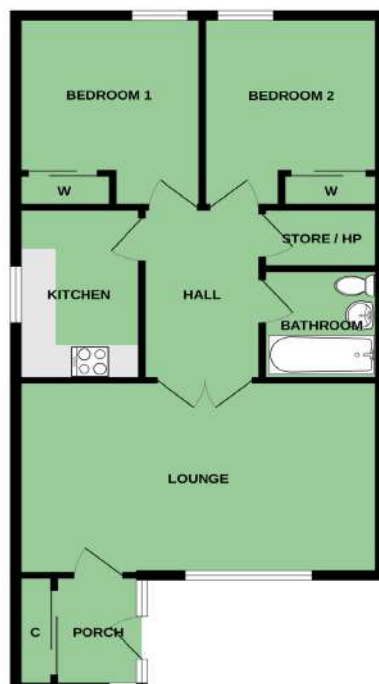


We are delighted to bring to the market this two-bedroom ground floor apartment with own door access located just off the very highly sought after Hawthornden Road in East Belfast. Providing bright and spacious accommodation throughout and with excellent additional storage, this property is sure to tick a lot of boxes for a vast array of potential purchasers.

Comprising of; Spacious entrance hall with built in storage, two well-proportioned bedrooms, fitted bathroom with coloured suite, fitted kitchen and a spacious living dining room. The property further benefits from UPVC double glazing throughout, economy 7 heating, allocated parking, and additional visitors parking.

The property provides ease of access for the city commuter via main arterial routes such as the Newtownards Road (via G1 Glider route) and Outer Ring. The property also lies within the catchment area to a number of leading primary and secondary schools. Priced to allow for modernisation and with many highly sought after attributes, this property is sure to gather instant momentum. We therefore recommend arranging a viewing at your earliest convenience.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here may not be fitted and no guarantee as to their operability or efficiency can be given. Made with SketchUp ©2022

# Directions

Travelling along Upper Newtownards Road in the direction of Knock, turn left at the Knock lights. Take the next left on to Hawthornden Road. Hawthornden Mews is straight ahead.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	60	66
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		



### Viewing

By appointment through agent.

### Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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### Awards & Recognition



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John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



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