

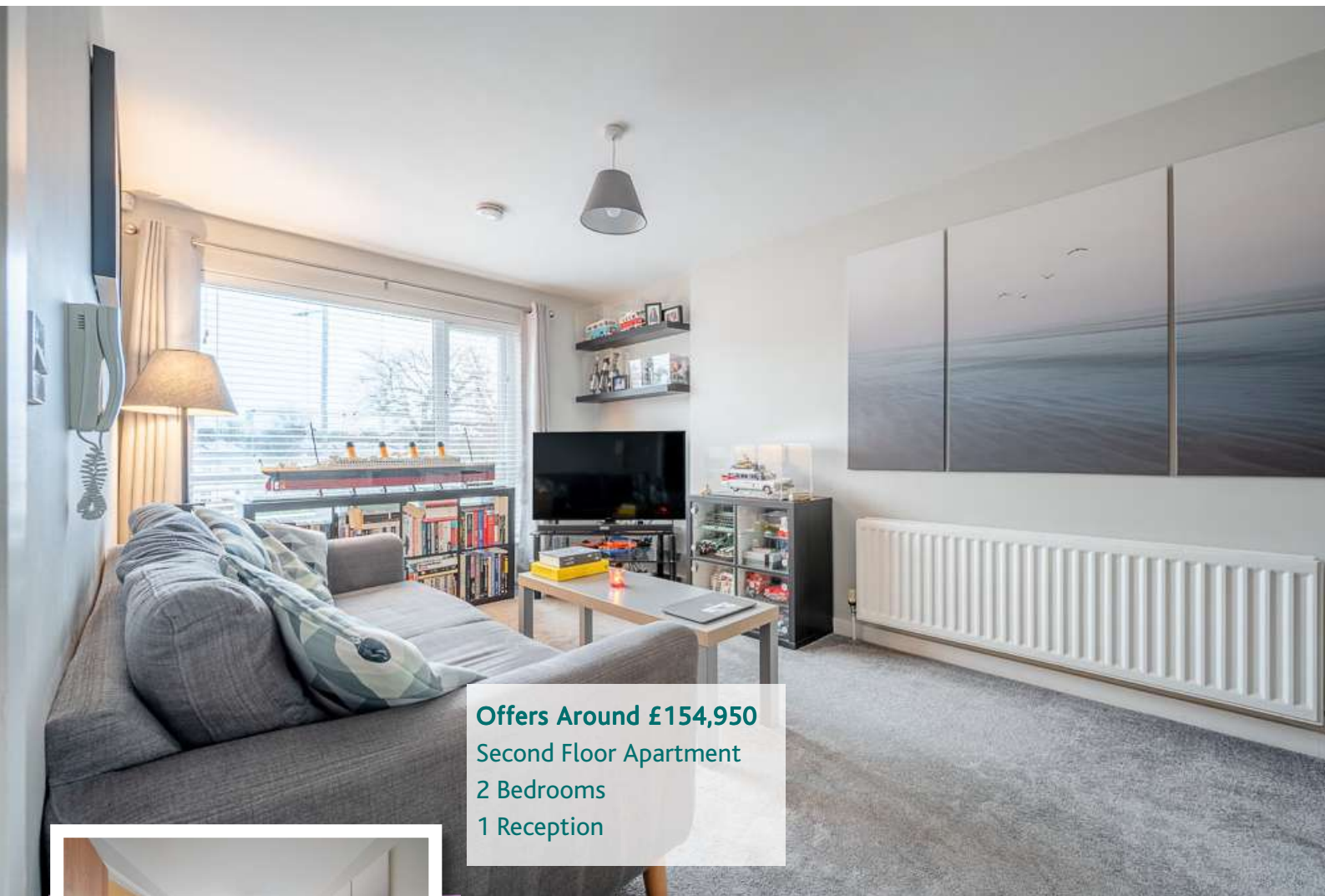
**JOHNMINNIS**

ESTATE AGENTS &  
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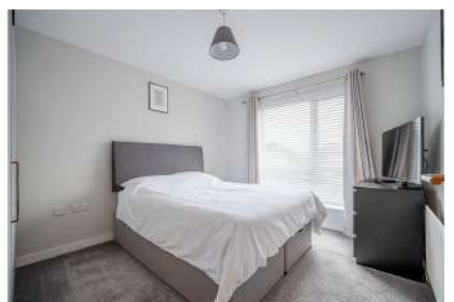
**8A Altona Place, 218 Belmont Road | Belfast, BT4 2AT**  
**OFFERS AROUND £154,950**

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





**Offers Around £154,950**  
Second Floor Apartment  
2 Bedrooms  
1 Reception



## Property Features

- Luxurious Second Floor Apartment Located Just off the Belmont Road in East Belfast
- Ease of Access to Bustling Villages of Belmont and Ballyhackamore
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen Open Plan to Living and Dining Area
- Newly Refurbished Contemporary Family Bathroom with Free Standing Bath and Separate Shower Cubicle
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Intercom System
- Secure Development with Electronic Gates
- Allocated Car Parking Space with Additional Visitor Parking
- Management Fee Approx. £70 / Month
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended

# Accommodation

## Ground Floor

Communal Entrance

## First Floor

Spacious Reception Hall

Bathroom

Open Plan Kitchen /  
Living / Dining Room  
21'9" x 13'8"

Bedroom One  
12'6" x 10'

Bedroom Two  
10'3" x 7'3"

## Outside

One Allocated Car  
Parking Space

Secure Electronic  
Gates

Management  
Company:  
MB Wilson  
(Approx.  
£70/month)

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

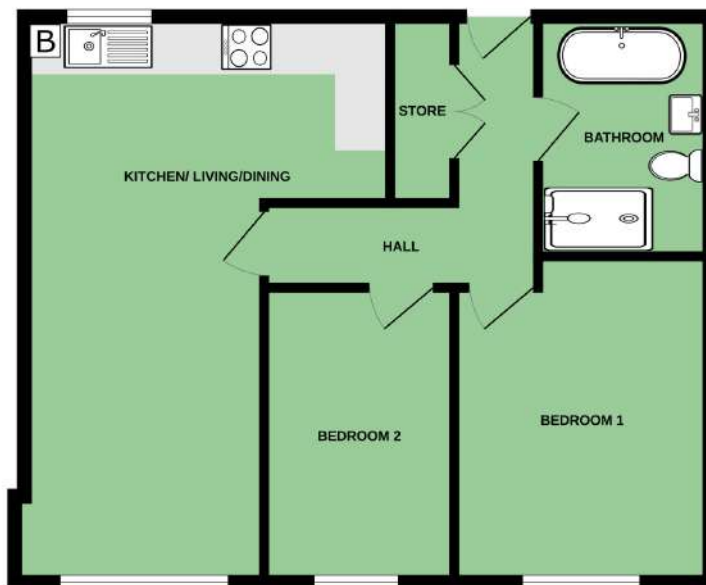


Altona Place is an exclusive development of apartments located on the prestigious Belmont Road in East Belfast. A8 is a luxurious second floor apartment comprising of two well-proportioned bedrooms. There is a further white suite contemporary family bathroom with separate shower cubicle and modern fitted kitchen open to a living and dining area. Externally the property benefits from delightful communal mature gardens with shrubs and trees creating a pleasant living environment. Further benefits of the property include gas fired central heating, allocated parking space and uPVC double glazing throughout.

The property is ideally situated within minutes of the bustling villages of Belmont and Ballyhackamore with their range of restaurants and shops. There is immediate access to George Best City Airport, Tesco, Sainsbury and Holywood Exchange, as well as Belfast Bannatyne Health Club. A short commute to the city centre will be a big advantage for business, work or leisure. Stormont buildings and the Ulster hospital are only minutes away.

Offering all the benefits of modern living, this property would be perfect for the young professional, investor, downsizer or young couple alike. We believe demand will be high for this property and recommend your earliest viewing.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no reliance should be taken for any form of contract or agreement. This plan is for guidance purposes only and should be used as a guide only for prospective purchasers. The actual, physical and electronic plans have not been sealed and no guarantee can be given as to their accuracy or otherwise. MBW 02/24

# Directions

Travelling Along the Belmont Road Country Bound, Altona Place is Located on the Left Hand Side, just before the Campbell College Roundabout.



## 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>	<b>78</b>	<b>78</b>
(55 - 68) <b>D</b>		
(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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