



Station Road,

Offers In Excess Of £115,000



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b, Station Road, Sydenham, Belfast

Offers In Excess Of £115,000

This extremely well appointed first floor apartment is positioned within a very popular and sought after residential area. Constructed circa 5 years ago, this fine apartment consists of all the quality attributes one would associate with apartment style living. An abundance of day to day amenities are close to hand whilst regular bus links and Sydenham Railway Halt are easily accessible for the city commuter. Both Belmont and Ballyhackamore Villages, Tesco Superstore at Knocknagoney and Holywood Exchange and Retail Park are only some of the many noteworthy attractions within close proximity. An ideal starter home or investment property obtaining a monthly rent of circa £650 per calendar month. Early internal appraisal is advised. **KEY FEATURES** Well Appointed First Floor Apartment Within Popular Residential Area Two Double Bedrooms High Gloss Modern Fitted Kitchen Open Plan to Dining/Living Area White Bathroom Suite Gas Fired Central Heating One Allocated Car Parking Space with Additional Communal Spaces Within Close Proximity to a Wealth of Day to Day Amenities Management Fee of Circa £575.00 Per Annum Ideal Starter Home and Or Investment Opportunity

COMMUNAL DOOR TO

COMMUNAL STAIRWELL

APARTMENT FRONT DOOR TO

ENTRANCE HALL

Intercom system. Built in wardrobe. Laminate wooden flooring.



For full EPC please contact the branch

BEDROOM 1

3.81m x 3.33m (12'6" x 10'11")

Built in wardrobe.

BEDROOM 2

3.63m x 2.87m (11'11" x 9'5")

HIGH GLOSS MODERN FITTED KITCHEN OPEN PLAN TO DINING/LIVING AREA

6.40m x 3.68m (21'0" x 12'1")

At widest points. One bowl single drainer sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces and upstand. Integrated four ring electric hob and built in oven with integrated extractor hood. Integrated fridge freezer. Integrated washing machine. Ceramic tiled flooring. Ample dining area. Recessed spotlighting. Laminate wooden flooring. Picture window.

OUTSIDE

One allocated car parking space and communal spaces for visitors. Communal bin storage.

LOCATION

Travelling along the Holywood Road coming from Belfast, turn left onto Station Road and Apartment 3, 40B is on the left hand side.

