



Bathgate Drive,
Guide Price £114,950



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a, Bathgate Drive, Belmont, Belfast

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This unique duplex apartment is positioned within the heart of Belmont village benefitting from the superb array of day to day amenities and attractions all on your doorstep. Local parks, regular public transport links and ease of access in and out of Belfast City Centre are all close by. Furthermore George Best Belfast City Airport and Sydenham railway halt are also close to hand. This easy to maintain apartment consists of bright and well-proportioned accommodation over two floors which will no doubt be an ideal acquisition for a variety of prospective buyers in today's market. Early internal inspection is encouraged. **KEY FEATURES** Unique Duplex Apartment Within Heart Of Belmont Village Two Bedrooms Modern Fitted Kitchen Open Plan To Dining / Living Area Luxury White Bathroom Suite uPVC Double Glazed Windows GFCH Bright, Well-Presented And Easy To Maintain Accommodation Throughout Within Walking Distance To A Host Of Coffee Shops, Eateries And Day To Day Amenities Belfast City Centre And The Nearby Towns Are Easily Accessible Ideal Purchase For A Variety Of Prospective Buyers Management Fee Approx. £900.00 per annum Early Inspection Is Advised

COMMUNAL COMPOSITE FRONT DOOR TOO...

COMMUNAL ENTRANCE HALL

APARTMENT FRONT DOOR TO...

ENTRANCE HALL

Under stairs storage.

MODERN FITTED KITCHEN OPEN PLAN TO DINING/
LIVING AREA

6.20m x 4.65m (20'4" x 15'3")

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Integrated four gas hob and built in stainless steel oven with chimney extractor hood. Integrated fridge / freezer. Plumbed for washing machine. Integrated dishwasher. Partly tiled walls. Recessed spotlighting. Laminated wooden flooring. Ample dining area.

SECOND FLOOR

BEDROOM ONE

4.62m x 3.68m (At widest points) (15'2" x 12'1" (At widest points))

BEDROOM TWO

2.59m x 1.96m (At widest points) (8'6" x 6'5" (At widest points))

MODERN WHITE BATHROOM SUITE

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Chrome heated towel rail. Extractor fan.

LANDING

Large built in storage cupboard with gas fired boiler and shelving. Access too roof space.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		