

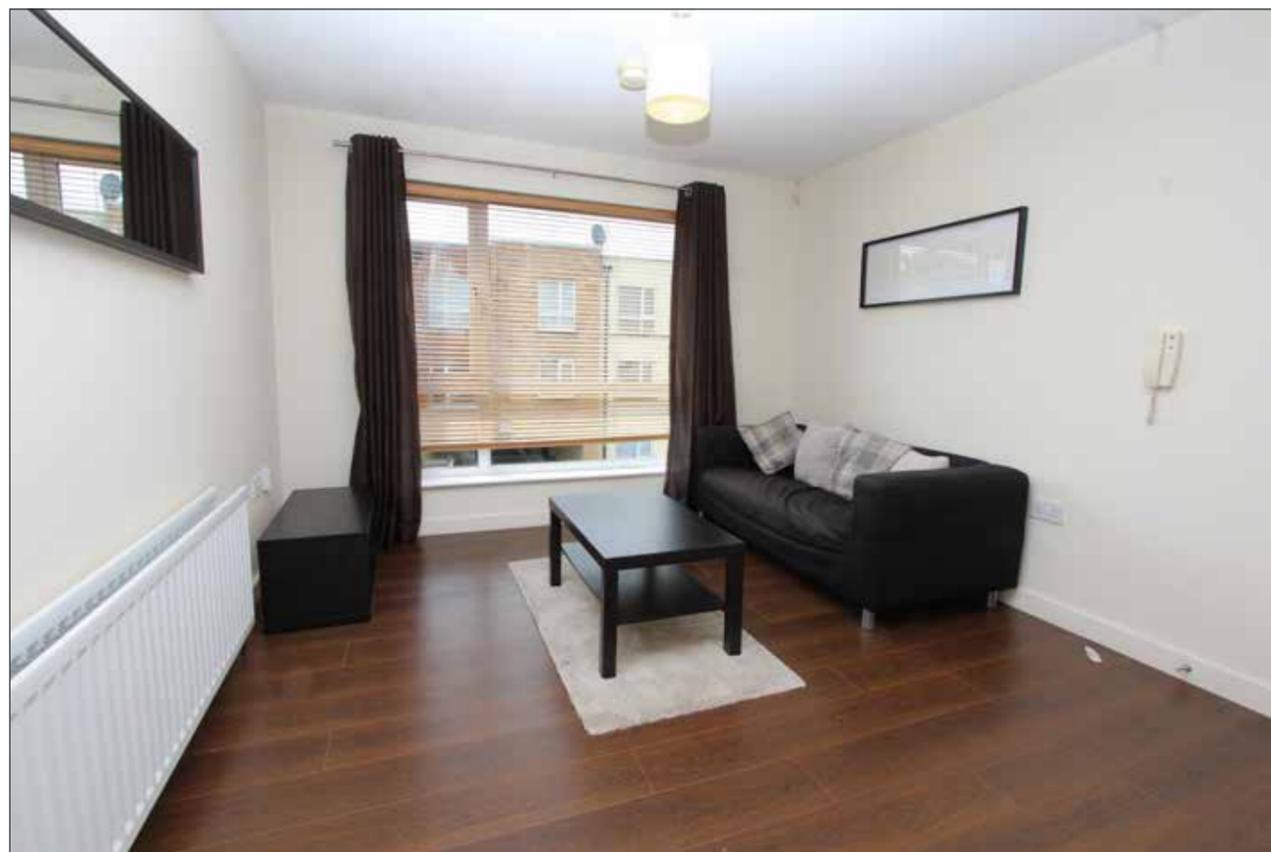
simon**BRIEN**  
RESIDENTIAL

7B Altona Place,  
218 Belmont Road, Belfast, BT4 2AT



Asking Price £120,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Modern Second Floor Apartment On Belmont Road
- Two Good Sized Bedrooms
- Living Room
- Open Plan Modern Fitted Kitchen With Dining Area
- Contemporary White Bathroom Suite
- Double Glazed Window Frames
- Gas Heating
- Secure Residents Parking Area
- Convenient To Belfast City Centre, City Airport & Public Transport
- Close To Belmont & Ballyhackamore Village, Shops & Restaurants



#### SUMMARY

Found on the Belmont Road, convenient to a wide range of amenities such as restaurants, cafes and shops, as well as public transport links, and Belfast City Centre, this second floor apartment will appeal to those seeking a easily maintained home in this highly convenient locality.

The property comprises on the second floor, an entrance hall with storage cupboard, living room open to fitted kitchen with dining area, two bedrooms, and a bathroom in white suite.

Benefiting from gas heating, and double glazed window frames, the apartment also has its own secure parking space along with visitor spaces.



#### ACCOMMODATION

##### GROUND FLOOR

##### COMMUNAL AREAS:

Communal entrance door with stairs leading to:

##### SECOND FLOOR

Hardwood entrance door to:

##### ENTRANCE HALL:

Storage cupboard.

##### LIVING ROOM:

**11' 0" x 10' 10" (3.35m x 3.3m)**

Laminate wooden floor. Open to:

##### KITCHEN / DINING AREA:

**10' 3" x 7' 0" (3.12m x 2.13m)**

Range of modern high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partially tiled walls. Plumbed for washing machine. 4 ring stainless steel electric hob with under oven and extractor fan over. Ceramic tiled floor. Recessed spotlights.

##### BEDROOM (1):

**15' 0" x 8' 7" (4.57m x 2.62m)**

##### BEDROOM (2):

**8' 9" x 8' 7" (2.67m x 2.62m)**

##### BATHROOM:

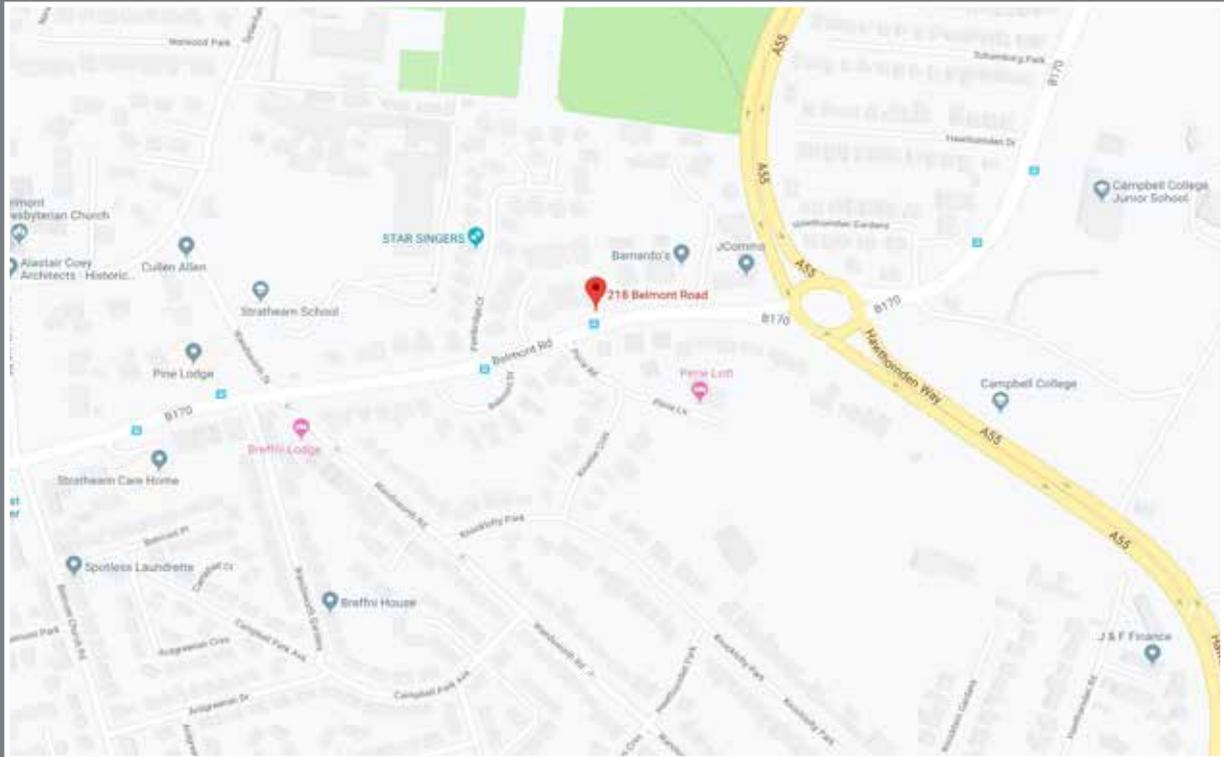
Contemporary white suite comprising of panel bath with mixer taps and shower fitment over. Partially tiled walls. Push button WC. Semi-pedestal wash hand basin with mixer tap. Towel rail. Ceramic tiled floor.

##### OUTSIDE

Secure parking space and visitors parking via remote controlled gates.

Telephone 02890 595555  
www.simonbrien.com

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/G/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	76	79
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9486-0123-6870-6689-8902

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
60 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.