



McGEOWN

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3c Musgrave Manor 55 Stockmans Way Belfast BT9 7GG

Asking Price £97,500

**Viewings Strictly by Appointment
with Sole Agents.**

This two bedroom apartment is located on the second floor of this popular development just off Stockmans Way providing convenience for Boucher Road, Belfast City and motorway network.

The property offers bright accommodation comprising; Open plan lounge kitchen, two bedrooms, master with ensuite shower room and main bathroom.

The property is well presented with wooden floors throughout and represents an ideal opportunity for the first time buyer and investor alike.

Externally there is secure car parking.

MCGEOWN



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Property Features

- Two Bedrooms
- Bathroom with Ensuite
- Gas Fired Central Heating
- Double Glazing
- Car Parking

Entrance Hall:

Hardwood entrance door, laminate wood strip floor. Cloaks cupboard. Boiler cupboard.

Lounge:

6.2m (20'4) x 3.53m (11'7)
Laminate wood strip floor. Open plan to

Kitchen:

Range of high and low units, formica work surface, walls tiled to units. 1¼ bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring gas hob. Electric under oven. Built in fridge freezer. Stainless steel extractor canopy. Built in dishwasher. Plumbed for washing machine.

Bedroom One:

3.38m (11'1) x 2.64m (8'8)
Laminate wood strip floor.

Ensuite:

Fully tiled shower cubicle, pedestal wash hand basin, close coupled w.c. Fully tiled walls.

Bedroom Two:

3.53m (11'7) x 2.84m (9'4)
Laminate wood strip floor.

Bathroom :

Panelled bath with mixer taps. Pedestal wash hand basin, close coupled w.c. Fully tiled walls and floor.

Location:

Situated off Stockmans Way.

Management Company:

Charter House Property Management.

Service Charge:

£220 per quarter.



Rates Payable:

£790.10 per annum approx.

Viewing:

By appointment only with
the sole Selling Agent, Roger Beaumont,
McGeown Estate Agents.

