

simon**BRIEN**
RESIDENTIAL

Apt 1 Beech House, 28 Beech Heights
Belfast, BT7 3LQ



Offers Around £235,000

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KEY FEATURES

- Well Presented Three Bedroom Ground Floor Apartment Located in the Ever Popular Wellington Square Development
- Conveniently Located Within Close Proximity to Belfast City Centre, Queens University Belfast, The City Hospital and Forestside Shopping Centre
- Close to Excellent Schools, Parks, Belfast City Airport and Stranmillis Village
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Open Plan Living Dining Space with Bay Window to Front
- Fitted Kitchen with Range of Units and Granite Worktops
- Separate Family Bathroom with Modern White Suite
- Generous Built in Storage Cupboard in Hallway
- Allocated Car Parking with Additional Visitor Parking
- Disabled Parking with Ramp Access to Main Building and Lift Access to All Floors
- Communal Bin Storage
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Excellent Energy Efficiency Rating
- Management Fee Approximately £94 Per Month
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this well-proportioned three-bedroom ground floor apartment located in the ever popular Wellington Square development just off the Annadale Embankment. The location offers ease of access for the city commuter to Belfast City Centre, Queens University and the City Hospital. The property is also within close proximity to Stranmillis Village, the Lisburn Road and Ormeau Road.

In short the property comprises of: dual access, spacious hallway with built in storage, three well proportioned bedrooms, main bedroom with en-suite shower room, separate family bathroom, open plan living dining room and a bespoke fitted kitchen with granite worktops.

The property further benefits from UPVC double glazing throughout, gas fired central heating, allocated private car parking, disabled parking with ramp access into the main building, additional visitor parking, lift access to all floors and well tended to communal gardens.

Providing low maintenance living with nothing left to do but simply move in, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Dual entry with communal front doors leading to communal hallways, lift access to all floors, hardwood front door with peep hole into reception hall with generous built-in storage and access to electric meter.

LIVING/DINING ROOM:

22' 6" x 12' 8" (6.86m x 3.86m)

Mature outlook to front, laminate effect wooden flooring, ample space for casual dining, square archway to



KITCHEN:

14' 9" x 8' 8" (4.5m x 2.64m)

Bespoke fitted kitchen with range of high and low level units, granite worktops, inset stainless steel sink unit with chrome mixer tap and side drainer, space for washing machine, built-in dishwasher and fridge/freezer, tiled floor, 4 ring stainless steel gas hob, splashback and extractor fan, built-in oven and grill, access to worcester gas boiler and tile splashback



BEDROOM (1):

12' 2" x 11' 5" (3.71m x 3.48m)

Outlook to rear



BEDROOM (2):

12' 0" x 9' 0" (3.66m x 2.74m)

Outlook to rear



ENSUITE SHOWER ROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and part pedestal, corner shower unit with fully clad walls, chrome thermostatic control valve, telephone attachment and rainfall headset, tiled floor, extractor fan



BEDROOM (3):

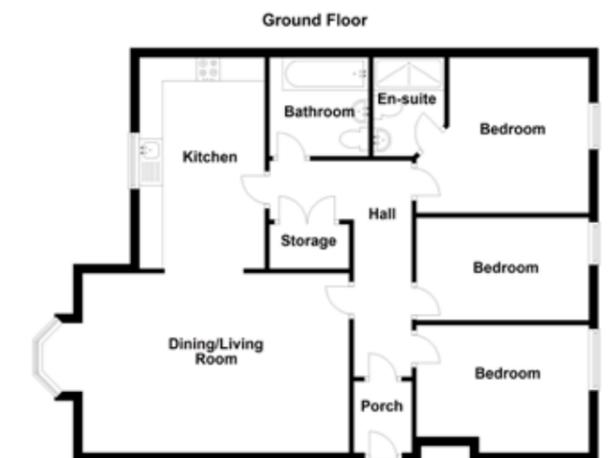
12' 0" x 7' 0" (3.66m x 2.13m)

Outlook to rear

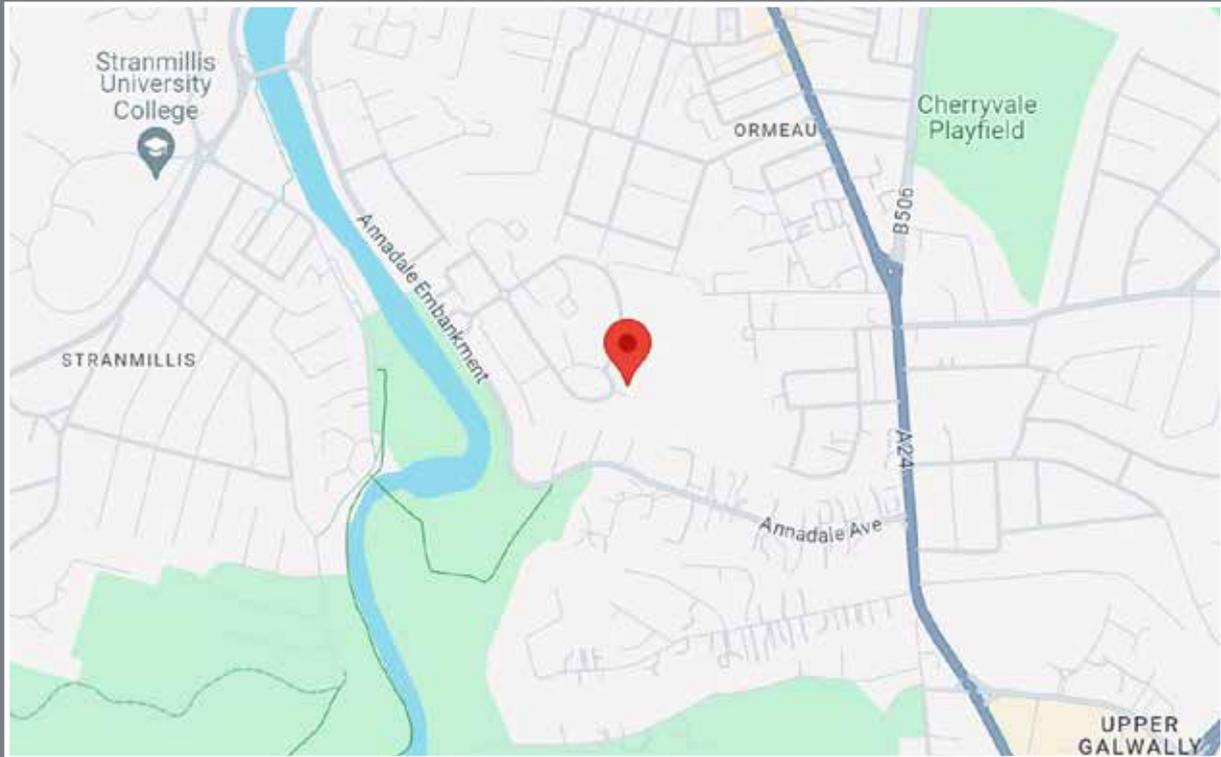


FAMILY BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer taps and pedestal, panelled bath with fixed glass door, chrome mixer taps and telephone attachment, fully clad enclosure, tiled floor, extractor fan



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



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**



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