



23 Colenso Court

2-18 Colenso Parade, Belfast

BT9 5BB

Offers Over £109,950

- GROUND FLOOR APARTMENT IN A PRIME STRANMILLIS LOCATION
 - LOUNGE WITH DINING AREA
 - FITTED KITCHEN
 - 1 DOUBLE BEDROOM
 - BATHROOM
 - ECONOMY 7 HEATING
 - ALLOCATED CAR PARKING SPACE
 - PRICED TO ALLOW FOR MODERNISATION & UPDATING
 - CONVENIENT TO A RANGE OF AMENITIES INCLUDING SHOPS, RESTAURANTS, QUEENS UNIVERSITY AND CITY CENTRE
 - IDEAL FOR INVESTORS AND OWNER OCCUPIERS
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PROPERTY COMPRISES

This ground floor apartment is located in a well maintained apartment complex off Colenso Parade. The property is priced to allow for updating and modernisation.

The accommodation comprises entrance hall, living room which is open plan to dining area and kitchen, a double bedroom and bathroom. There is also an allocated car parking space.

Located in the heart of Stranmillis, this property is highly convenient to all the shops, coffees shops and restaurants as well as Queens University, City Hospital and access to M1 motorway. The City centre is accessible as well as public transport service and Botanic Park.

Early viewing is recommended.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

[fetherstons.com](https://www.fetherstons.com)



PROPERTY DETAILS AND DIMENSIONS

Communal front door to communal entrance hall. Front door to entrance porch.

ENTRANCE HALL Cloaks/storage cupboard, airing cupboard, intercom system.

LOUNGE OPEN PLAN TO DINING AREA & KITCHEN 23' 11" x 10' 6" (7.29m x 3.2m) (overall @ widest points) Range of high and low level units, work surfaces, stainless steel sink unit with mixer tap and part tiled walls.

BEDROOM 10' 6" x 9' (3.2m x 2.74m) Built in robes and storage.

BATHROOM Panelled bath, low flush WC, pedestal wash hand basin, fully tiled walls, tongue and groove ceiling.

OUTSIDE Allocated car parking space.

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