

# 11 Glenburn Ford, Dunmurry, Belfast

**OIRO £147,500** Leasehold

**SSTC**

Situated within a quiet residential area just off Glenburn Road, this beautiful second floor apartment is close to the amenities of Dunmurry village and within easy commuting distance of Belfast City Centre by road and rail.

Second floor apartment | Lounge/Dining | Kitchen | 2 Bedrooms | Bathroom with separate shower | Gas heating | PVC Double Glazing |

**028 9266 3396**

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Situated within a quiet residential area just off Glenburn Road, this beautiful second floor apartment is close to the amenities of Dunmurry village and within easy commuting distance of Belfast City Centre by road and rail.

Well presented throughout the accommodation briefly comprises reception hall, spacious lounge/dining, kitchen with breakfast area, 2 double bedrooms and bathroom. Outside is resident and visitor car parking.

The bright and spacious layout is complemented by gas fired central heating and PVC double glazing making this lovely apartment ready to move in to, ideal for first time buyers, investors or downsizers.

Early completion can be available.

Book an early viewing with Falloon Estate Agents 028 9266 3396

Tenure: Leasehold (9000 years)

Ground Rent: £0.05 per year

Service Charge: £480 per year

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

#### **GROUND FLOOR :**

External stairs to first floor level. Security door and glazed screen to internal stairwell to second floor level.

#### **SECOND FLOOR:**

Internal stairs from first floor

#### **Reception Hall**

Glazed hardwood entrance door. Wooden flooring. Cloaks cupboard with gas central heating boiler. Storage cupboard. Double panelled radiator. Access to roofspace.

#### **Lounge/dining**

w: 4.85m x l: 5.5m (w: 15' 11" x l: 18' 1")

Bright, spacious room with dual aspect windows. Wooden flooring. Glazed door with side panels to Juliette balcony. Ceiling cornice. 2 double panelled radiators.

#### **Kitchen**

w: 2.75m x l: 3.07m (w: 9' x l: 10' 1")

Good range of high and low level units. 1.5 bowl stainless steel sink unit, mixer tap. 4 ring hob with electric under oven. Stainless steel extractor over. Plumbed for washing machine. Space for fridge/freezer. Breakfast bar. Wooden flooring. Part tiled walls. Double panelled radiator.

#### **Bedroom 1**

w: 3.56m x l: 3.71m (w: 11' 8" x l: 12' 2")

Built in wardrobe. Ceiling cornice. Double panelled radiator.

#### **Bedroom 2**

w: 3.07m x l: 3.35m (w: 10' 1" x l: 11' )

Ceiling cornice. Double panelled radiator.

#### **Bathroom**

w: 2.07m x l: 2.47m (w: 6' 9" x l: 8' 1")

White suite comprising panelled bath, shower cubicle with 'Mira Sprint' electric shower, pedestal wash hand basin and low flush WC. Part tiled walls. Extractor fan. Chrome towel radiator.

#### **Outside**

Residents and visitors parking. We understand there is one allocated space for No. 11.



**Service Charge**

We understand the service charge is £480.00 per annum.

**Required info under Trading Standards Guidance**

**TENURE**

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

We have been advised that the Lease is dated 10th March 1997 and lasts for a term of 9000 years

Ground rent is 5 pence

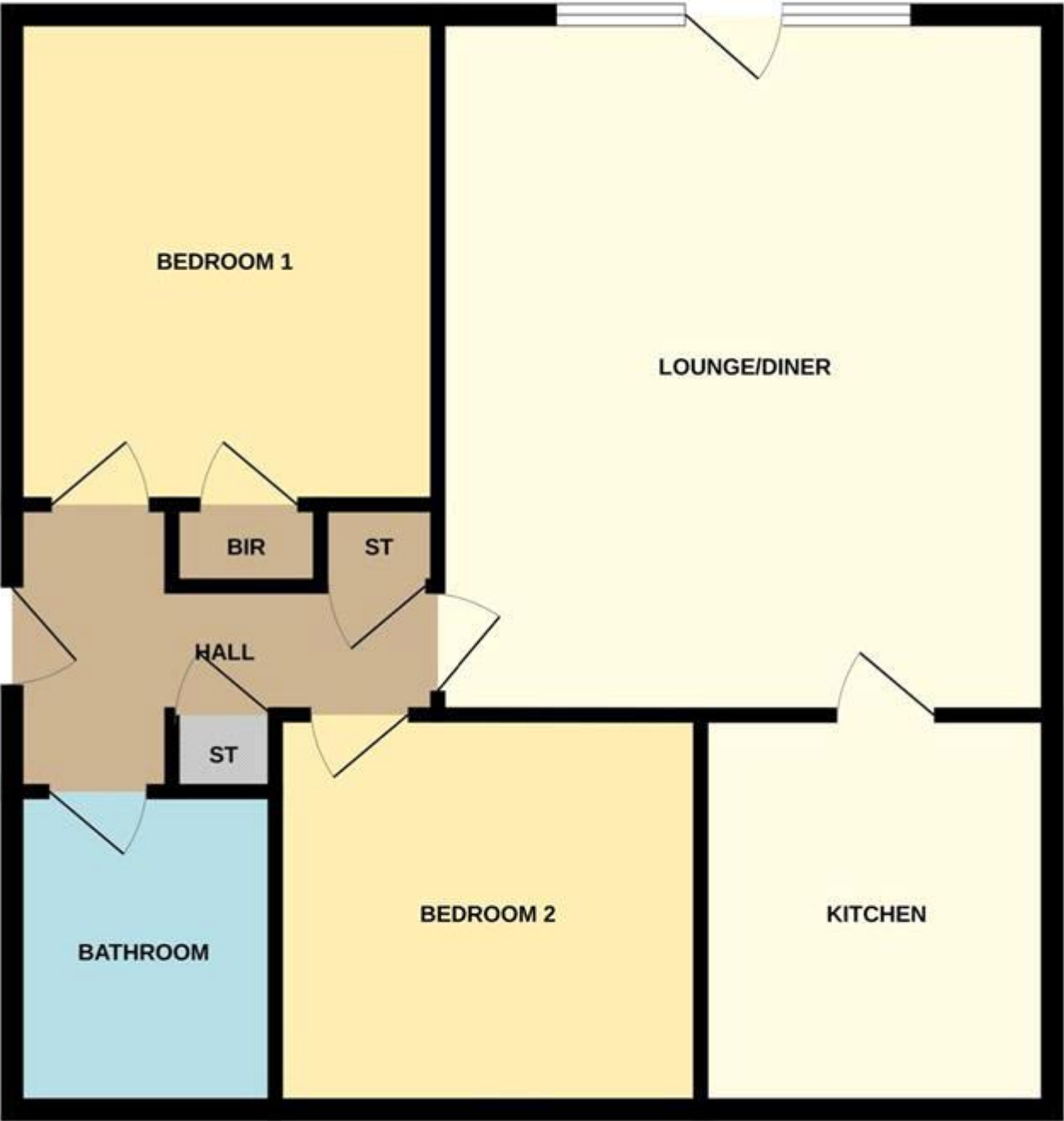
**RATES PAYABLE**

Details from the LPSNI website - est. rates bill £955.29

**BROADBAND / MOBILE COVERAGE**

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.