

FOR SALE

CAMPBELL&CO
SALES | LETTINGS | MANAGEMENT



Apt 4, Victoria Corner

3 Inverary Avenue, Sydenham, Belfast, BT4 1RD

**Offers In Region Of
£130,000**

Property Features

- Stunning 2 Bed Duplex Apt
- Gas Heating
- Superb Accommodation
- Double Glazed
- 2 Bathrooms
- Well Regarded Development
- Newly Decorated
- Close To Train And Bus Lines

Full Description

Campbell & Co are delighted to present Apt 4, Victoria Corner, Inverary Drive, Belfast to the market for sale. This superb 2 bed / 2 bath apartment is one of the largest on the development offering spacious, modern accommodation.

The property benefits from having been newly decorated throughout, gas heating, double glazed windows, and private parking. Located within a short walk is Sydenham train station and the bus stop allowing for easy access to Belfast City Centre.

Internally the property comprises:-
Spacious entrance hall, kitchen / dining / living area, 2 bedrooms - master with en suite bathroom, bathroom and first floor large living space / further bedroom.

Early viewing is highly recommended.

ENTRANCE HALL

Spacious entrance hall, newly decorated with laminate wood flooring.

LIVING / DINING

14' 4" x 12' 11" (4.384m x 3.953m)

(Measurements taken at widest points).

Laminate wood flooring and newly decorated.

BATHROOM

White bathroom suite, part tiled walls, tiled flooring and recessed spotlights.





BEDROOM (1)

13' 11" x 10' 2" (4.243m x 3.117m)

(Measurements taken at widest points)

Including en suite shower room with thermostatically controlled shower in cubicle, part tiled walls and tiled flooring.



BEDROOM (2)

12' 1" x 6' 9" (3.706m x 2.075m)

(Measurements taken at widest points)

Newly decorated and carpeted.

COMMUNAL GARDENS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TENURE: Leasehold

RATES: £637.44

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.