



# FOR SALE

32 Glasgow Street

Belfast, BT15 3JA



Offers over £125,000





Nest Estate Agents are delighted to bring to the market this stunning two bedroom first floor apartment , ideally located just off the York Road, close to Belfast City Centre. This apartment offers luxury living, finished to a high standard throughout, the accommodation comprises of open plan living and kitchen area, additional storage throughout, family bathroom and two spacious bedrooms (one with en-suite). Other attributes include communal parking, gas heating and double glazed windows throughout. To arrange a viewing contact Nest on 02893438090, early viewing is highly recommended as this apartment will appeal to a range of buyers.

ENTRANCE HALL 2'11 x 3'3" (0.89m x 0.99m)  
uPVC external door. Ceramic tiled flooring. Stainless steel handrail.

STORAGE 3'3 x 0'9 (0.99m x 0.23m)

LIVING ROOM 21'5" x 9'9" (6.53m x 2.97m)  
Ceramic tiled flooring. Recessed spotlights. Access to open plan kitchen. Built in storage.

KITCHEN 4'6" x 13'9 (1.37m x 4.19m)  
Range of high and low level gloss units finished with chrome handles and contrasting formica worktops. Integrated oven. Four ring gas hob. Overhead stainless steel extractor canopy. Integrated dishwasher. Tiled splashback. Integrated gas boiler unit. Plumbed for appliances. Stainless steel sink unit with drainer and chrome mixer tap. Recessed spotlights. Matching island unit with formica worktop and additional storage. Ceramic tiled flooring.

BEDROOM 1 12'10 x 10'5 (3.91m x 3.18m)

EN-SUITE 6'11 x 2'9" (2.11m x 0.84m)  
Enclosed shower cubical. Low flush w/c. Pedestal sink with chrome mixer tap. Fully tiled walls. Recessed spotlights. Ceramic tiled flooring.

BEDROOM 2 9'7" x 10'8 (2.92m x 3.25m)  
Built in mirrored slide robes. Laminate flooring

BATHROOM 6'11 x 6' (2.11m x 1.83m)  
Panelled bath with chrome mixer taps. Ceramic tiled flooring. Fully tiled walls with feature mosaic border. Pedestal sink with chrome mixer tap.

HALLWAY 5'7" x 3'3" (1.70m x 0.99m)

STORAGE 3'5" x 4'5" (1.04m x 1.35m)

STORAGE 7'3" x 4'4" (2.21m x 1.32m)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	
		Northern Ireland				Northern Ireland	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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