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Apt 5, 12 Windsor Park

Malone
BT9 6FQ

Offers In Region Of £265,000

APT 5, 12 WINDSOR PARK, BELFAST, BT9 6FQ

- **Superb and Modern Duplex Apartment**
- **Located in a Sought After Residential Location**
- **Hallway and Modern WC**
- **Spacious Living Room**
- **Modern and Bright Kitchen Diner**
- **Two Well Proportioned Bedrooms**
- **Luxury Ensuite Shower Room and Bathroom**
- **Gas Central Heating & Double Glazed**
- **One Allocated Parking Space & Three Visitor Spaces**
- **Close to a Plethora of Amenities**

This superb duplex apartment is located in one of the most sought after addresses in South Belfast. Ideally located just a short walk from all the shops, eateries, coffee shops and bars of the trendy Lisburn Road.

The property comprises spacious accommodation across two floors including WC, living room, kitchen diner, two large bedrooms, ensuite shower room and ensuite bathroom. The property is presented beautifully and boasts modern fittings throughout and ready to move in appeal.

Further benefits include gas fired central heating and double glazing.

This well maintained and small block comprises leafy landscaped communal gardens, well kept hallways and gated parking with one allocated space for apartment 5.

The unbeatable location is well serviced by public transport, arterial routes, access to motorway and city centre. Queens University, City Hospital, Lagan Towpath as well as many prestigious sports and leisure facilities are also within easy reach of the apartment. Ideal for a range of purchasers, early viewing is recommended to appreciate the location and accommodation on offer.







Property Comprises

Wooden front door leading to...

HALLWAY Solid wood flooring. Spotlights.

WC Low flush WC. Pedestal sink unit with single taps. Tiled floor. Extractor fan.

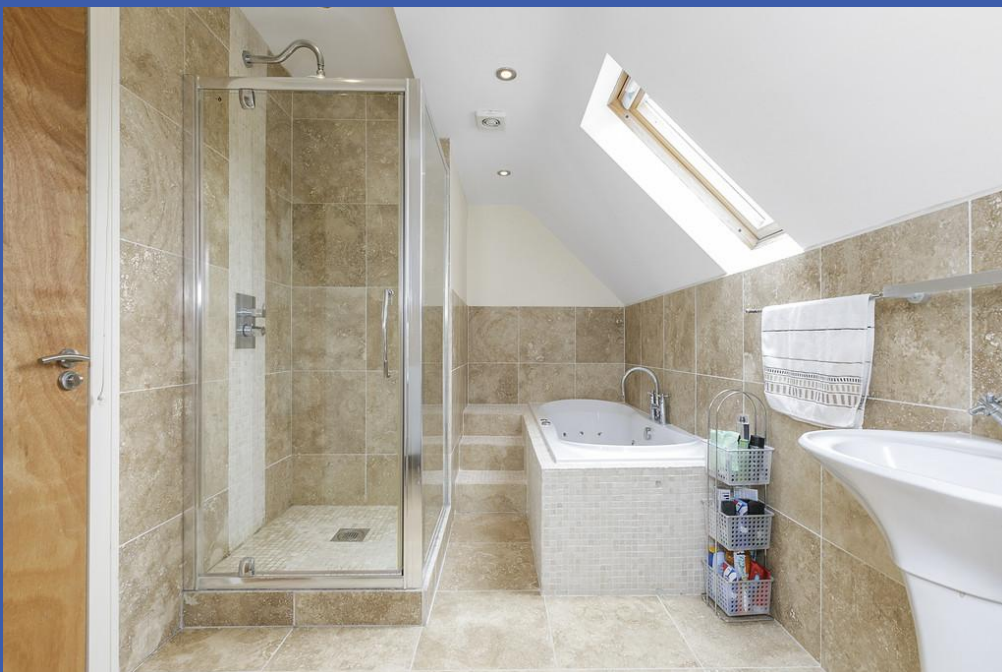
LIVING ROOM 23' 6" x 16' 6" (7.178m x 5.044m) (At Widest Points) Solid wood flooring.

KITCHEN/DINER 14' 5" x 10' 2" (4.411m x 3.102m) (At Widest Points) Range of high and low units. Laminate wood flooring. Matching breakfast bar. Sunken stainless steel sink with mixer tap. Stainless steel extractor hood. Integrated oven. 4 ring gas hob. Integrated fridge freezer. Integrated dishwasher. Worcester gas boiler. Tiled splashback. Tiled floor. Spotlights.

STAIRS TO LANDING







UTILITY/ STORAGE ROOM 13' 5" x 5' 2" (4.109m x 1.583m) Spotlights. Space for washing machine and tumble dryer. Laminate wood worktop.

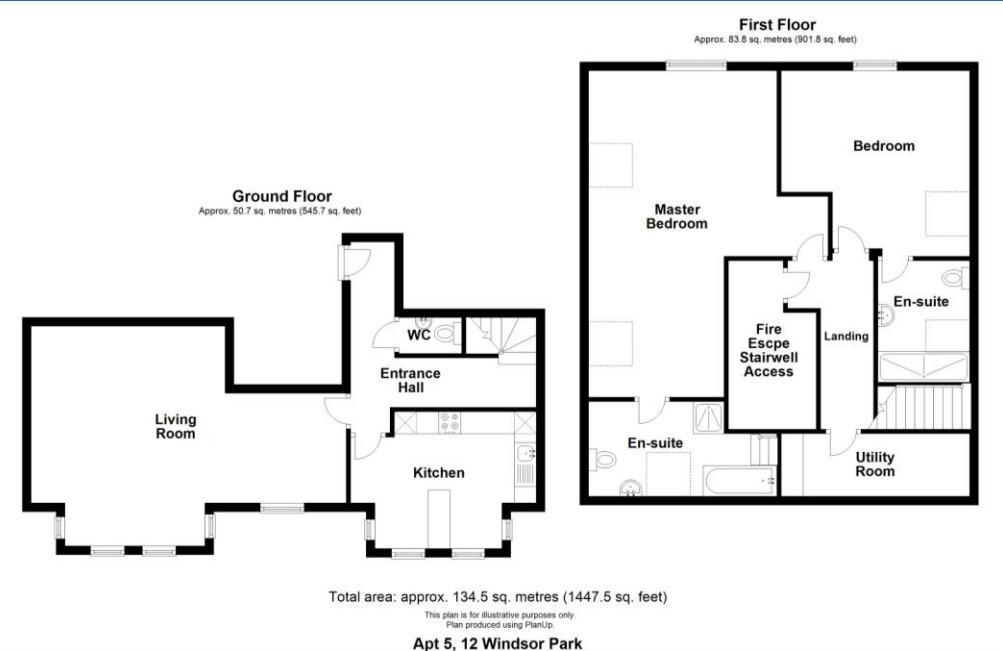
BEDROOM 14' 1" x 13' 11" (4.295m x 4.249m) (At Widest Points) Eaves storage.

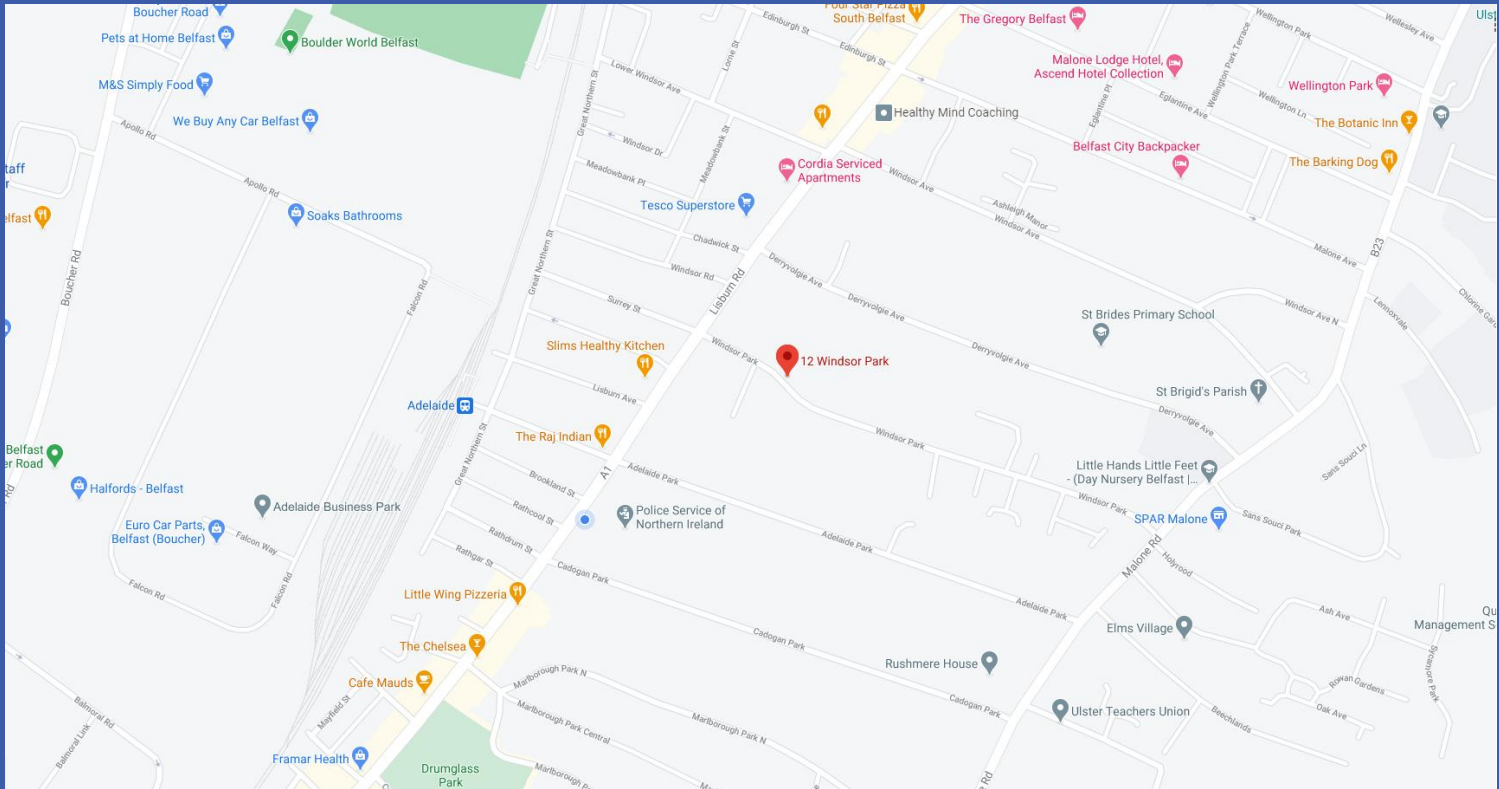
ENSUITE SHOWER ROOM Low flush WC. Pedestal sink unit with mixer tap. Large walk in shower with thermostatic overhead shower. Velux window. Extractor fan. Heated towel rail. Spotlights. Tiled floor. Tiled walls.

BEDROOM 24' 4" x 14' 0" (7.442m x 4.288m) (At Widest Points) Eaves storage.

ENSUITE BATHROOM Low flush WC. Pedestal sink with mixer tap. Bath with jacuzzi function and mixer tap. Shower cubicle with overhead shower. Mostly tiled walls. Tiled floor. Spotlights. Extractor fan. Velux window.

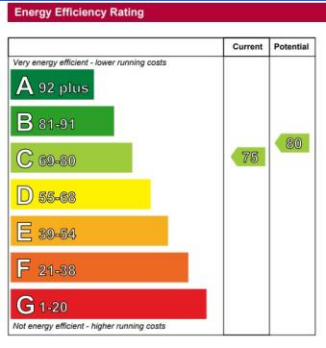
OUTSIDE One car parking space





Directions:

See map.



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