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Apt 3 Ashley Court
Ashley Avenue, Lisburn Road
BT9 5BX
Offers Over £95,000

APT 3 ASHLEY COURT, ASHLEY AVENUE, BELFAST, BT9 5BX

- **Superbly Presented and Modernised First Floor Apartment**
- **Entrance Hallway with Built in Storage**
- **Bright Open Plan Living Dining Room to Newly Fitted Kitchen**
- **Modern Bathroom in White Suite with Shower Over Bath**
- **Well Proportioned Bedroom**
- **Gas Fired Central Heating & Double Glazing**
- **Off Street Parking**
- **Highly Convenient Location Close to Queens University, City Hospital and City Centre**
- **Plethora of Local Shops, Cafes, Restaurants and Bars**
- **Ideal First Time Buy or Investment**

This excellent first floor apartment is located on Ashley Avenue, just off the Lisburn Road.

The property is bright and well proportioned throughout. The entrance hall has built in storage leading to the hub of the apartment- the living/ dining room open plan to newly fitted and modern style kitchen. The bedroom is spacious, leaving enough room for ample storage. The modern fitted bathroom comprises white suite and shower over bath with storage cupboard.

Further benefits include gas central heating, double glazing and off street parking.

The location services the needs of any future occupant with easy access to M1 Motorway, local hospitals, Queens University and Belfast city centre. Local shops, supermarkets, cafes, restaurants, bars and local leisure facilities are also in abundance.

Ideal for first time buyers and investors seeking a convenient and modern property with nothing to do but move in. Early viewing is recommended.



Property Comprises

Wooden front door leading to...

ENTRANCE HALL

Laminate wood floor. Built in storage with space for washing machine and shelving. Intercom.

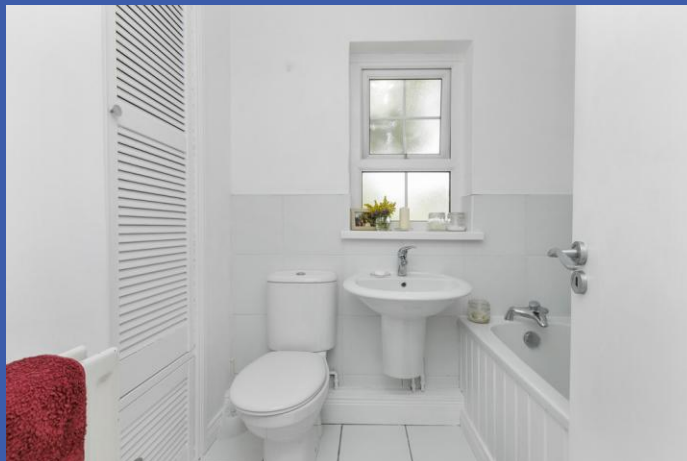
LIVING/ DINING/ KITCHEN 20' 1" x 8' 11" (6.131m x 2.729m)

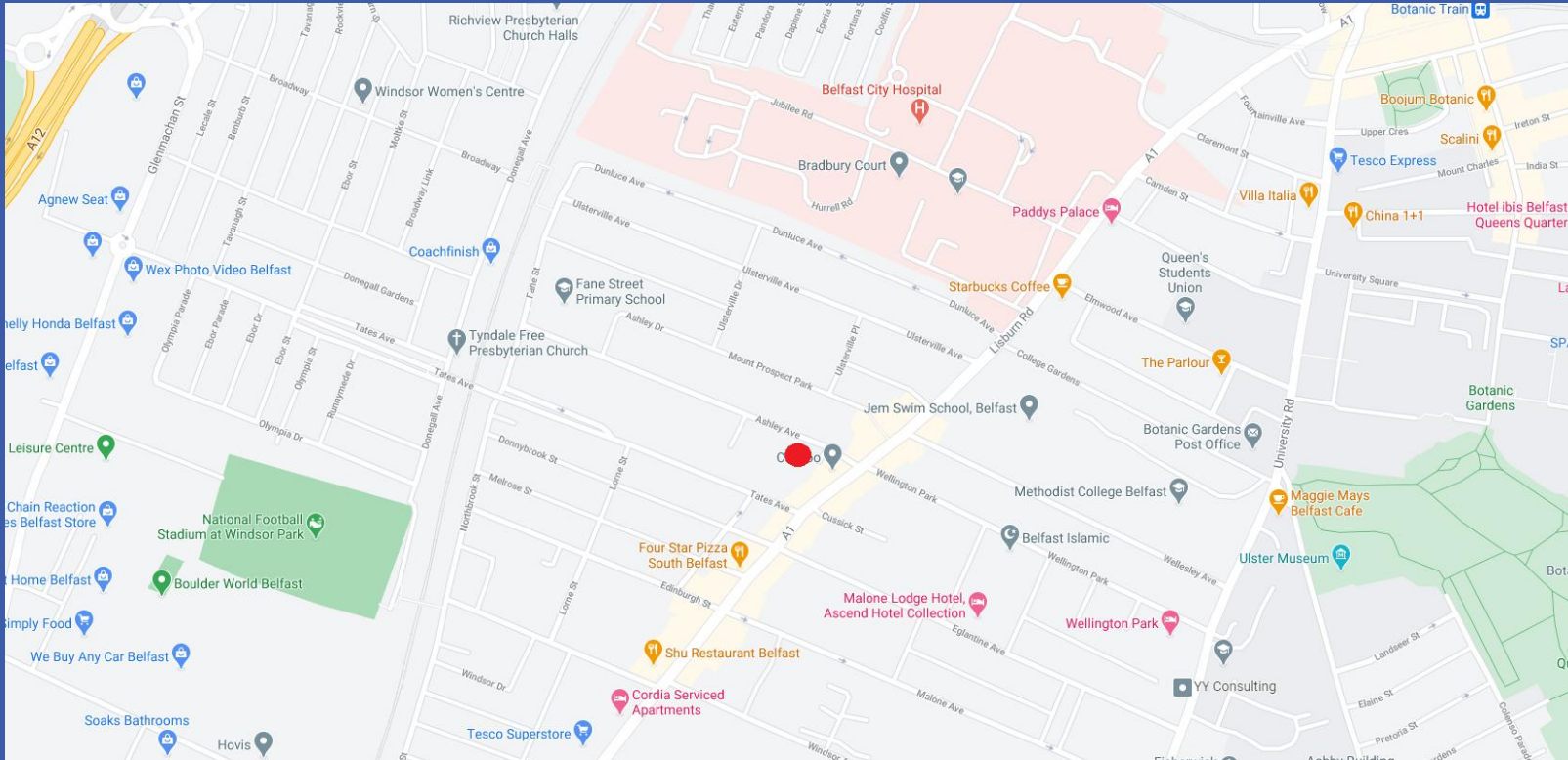
Range of high and low units with formica worktop. Stainless steel sink unit with mixer tap and drainer. Space for slimline dishwasher. Space for fridge freezer. Extractor hood. Gas hobs. Eye level electric oven. Tiled splashback. Laminate wood flooring.

BEDROOM 10' 6" x 8' 11" (3.222m x 2.732m)

BATHROOM 6' 5" x 5' 6" (1.968m x 1.683m)

Low flush WC. Wall mounted sink with mixer tap. Panelled bath with mixer tap. Thermostatic shower. Gas boiler. Built in storage. Tiled floor. Part tiled walls.





Directions:

Located at 6 to 10 Ashley Avenue. See map.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	76	77
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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