



**Fetherston
Clements**

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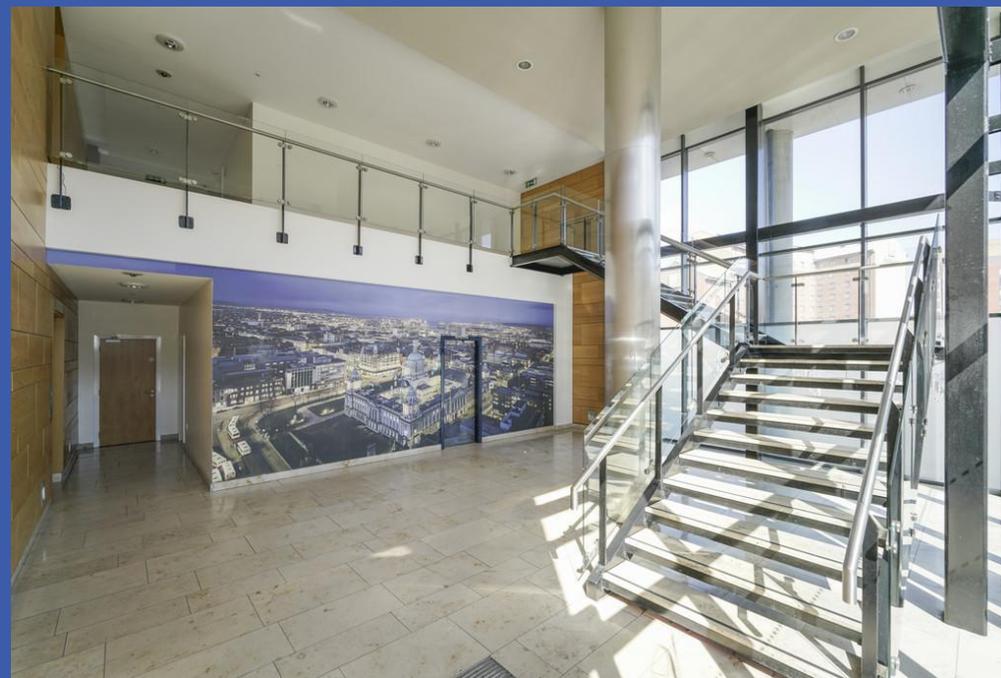
67 Victoria Place

20 Wellwood Street
BT12 5GE

Offers Over £159,950

67 VICTORIA PLACE, BELFAST, BT12 5GE

- 9th Floor City Centre Apartment with Superb Views
- Good Sized Lounge with Dining Area
- Open Plan Modern Kitchen
- 2 Double Bedrooms Including Master with Ensuite Shower Room
- Bathroom with White Suite
- Gas Fired Central Heating/Double Glazed Windows/Well Maintained Communal Areas
- Balcony Sitting Area with Delightful Views
- Electric Entrance Gates Leading to Allocated Parking Space
- On Site Gym and Communal Areas
- Convenient City Centre Location



This extremely well presented 9th floor apartment is ideally located in a prime location within this popular city centre development.

The property offers spacious accommodation, accessed via an impressive communal entrance hall, which is exceptionally well presented by the current owners and offers a warm and homely atmosphere. The generous accommodation includes an open plan lounge and dining area leading to a balcony sitting area which has superb views.

Set in a quiet, private and convenient location, convenient to a wide range of city centre amenities, this property can only be fully appreciated on internal inspection.







Property Comprise s

Secure communal front door to communal entrance hall, stairs and lift to 9th floor

Front door to..

ENTRANCE HALL

Wood flooring, storage cupboard

LOUNGE OPEN PLAN TO DINING AREA 23' 9" x 11' 7" (7.24m x 3.53m) (overall at widest points)

Wood flooring, glazed door to balcony sitting area with superb views, open plan to..

KITCHEN 9' 1" x 6' 5" (2.77m x 1.96m)

Range of high and low level units, work surfaces with matching splash back, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, plumbed for dishwasher, 4 ring gas hob with electric oven under, extractor fan, housing for American fridge freezer, tiled floor, low voltage spots





BEDROOM 11' 3" x 10' 5" (3.43m x 3.18m)

Wood flooring

ENSUITE

White suite comprising fully tiled shower cubicle, pedestal wash hand basin with splash tiling, low flush wc, tiled floor, extractor fan

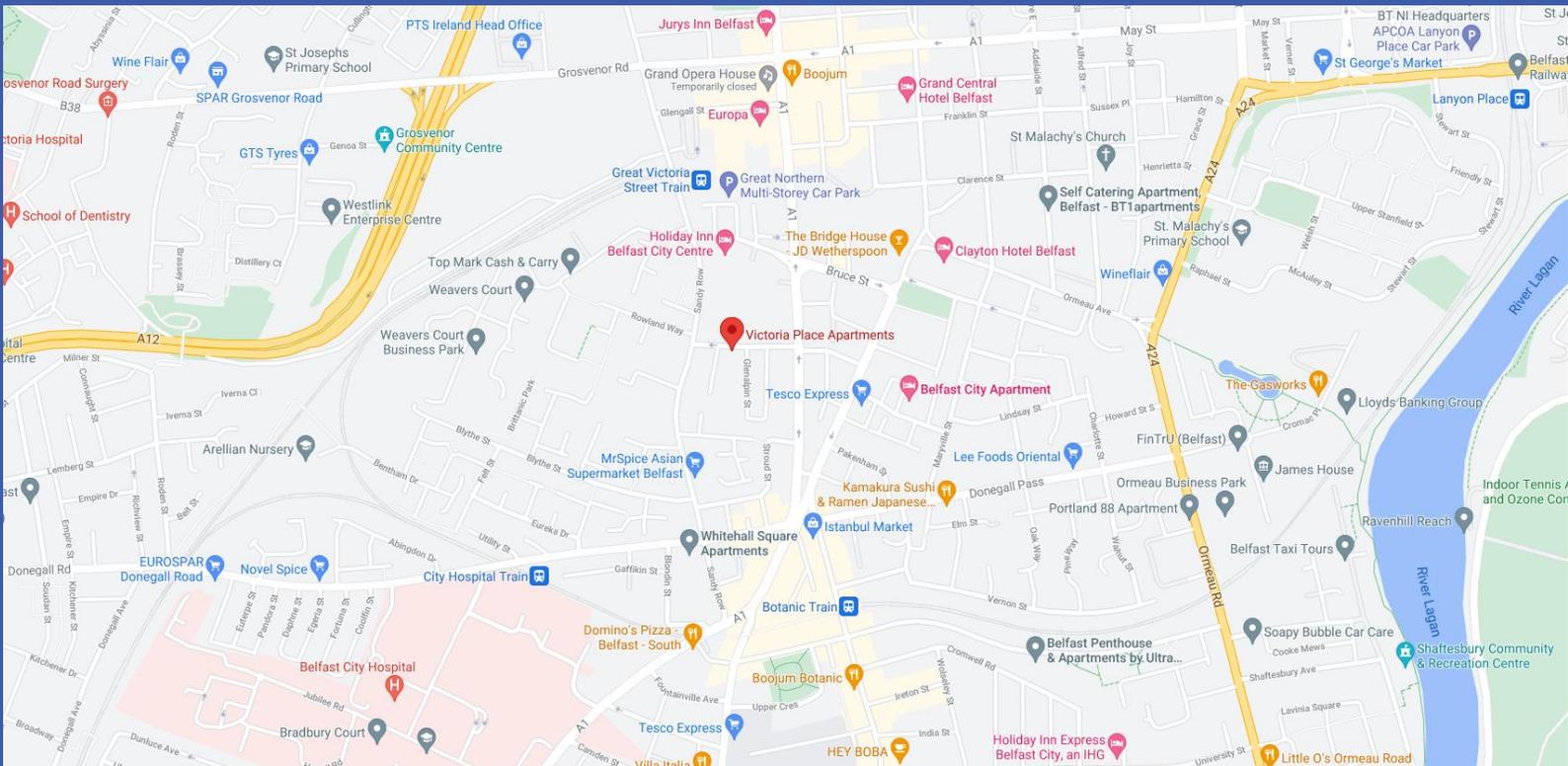
BEDROOM 11' 3" x 9' 3" (3.43m x 2.82m)

Wood flooring, built in robe and storage

OUTSIDE

Secure access to allocated parking space. On site gym and well maintained communal areas including generous courtyard sitting area





Directions:
From Great Victoria Street turn in to Wellwood Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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