



An excellent opportunity to purchase this immaculately presented, modern duplex apartment tucked away in a quiet, leafy location off Sans Souci Park in one of South Belfast's most sought after locations.

The property offers bright and spacious accommodation with many contemporary features. Briefly comprising a well presented lounge with bay window, open plan to a luxury fitted kitchen with part integrated appliances and shower room. The property benefits from two double bedrooms; principal on the first floor with modern ensuite shower room and fitted wardrobes.

Additional features include gas heating, double glazing and residents car parking. Located within close proximity to Queens University, Belfast City Centre and local transport links. The apartment will no doubt appeal to a wide range of prospective purchasers and can only be fully appreciated on internal inspection.

Offers Over
£279,950

Apt 4,
26 Sans Souci Park,
BELFAST,
BT9 5BZ

Viewing by
appointment
through agent
028 9066 3030

- Spacious First Floor Duplex Apartment in a Popular and Residential Tree Lined Park
- Beautifully Presented Lounge, Open Plan to Luxury Fitted Kitchen
- Contemporary Shower Room
- Two Double Bedrooms; Principal with Additional Ensuite Shower and Fitted Wardrobes
- Double Glazing; Gas Heating; Intercom System
- Residents Carparking
- Extremely Convenient Location Within Easy Walking Distance to Belfast City Centre, Queen's University, Local Grammar Schools, Local Museums, Parks and Leisure Centre



The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door, carpeted, shelved utility cupboard, plumbed for washing machine, under stairs shelving.

LIVING ROOM OPEN PLAN TO: 13' 0" x 10' 0" (3.96m x 3.05m) Carpeted, feature bay window.

KITCHEN: 10' 0" x 5' 0" (3.05m x 1.52m) Fully fitted kitchen with a range of high and low level high gloss units, built-in oven, ceramic hob and extractor, integrated dishwasher, formica work surfaces, stainless steel sink with mixer tap.

BEDROOM (2): 10' 9" x 8' 5" (3.28m x 2.57m) Carpeted.

First Floor

SHOWER ROOM: Low flush wc, wall hung wash hand basin with vanity unit, walk-in corner shower cubicle, fully tiled, chrome heated towel rail, recessed lighting, extractor fan.

BEDROOM (1): 13' 8" x 10' 3" (4.17m x 3.12m)
Carpeted, built-in sliding storage cupboard, built-in side tables and headboard. Recessed lighting.

ENSUITE SHOWER ROOM: Low flush wc, wall hung wash hand basin with vanity, corner shower cubicle, built-in shelving, fully tiled, extractor fan.

Outside

Parking for one car. Bin store, bike rack.

Management company

Pinpoint Estate Agents. Management fee: £123 per month.

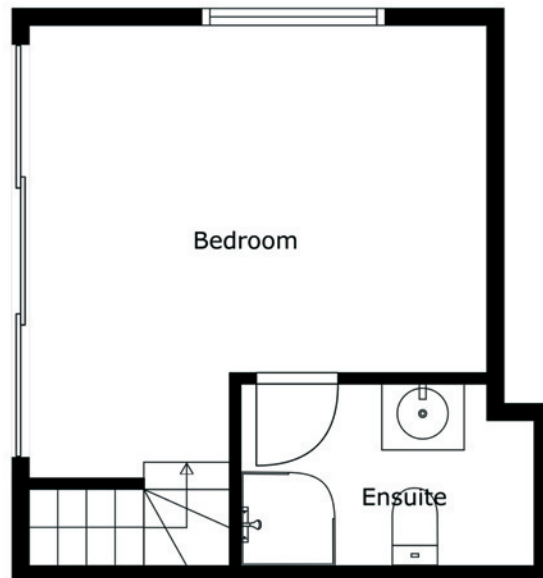


Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

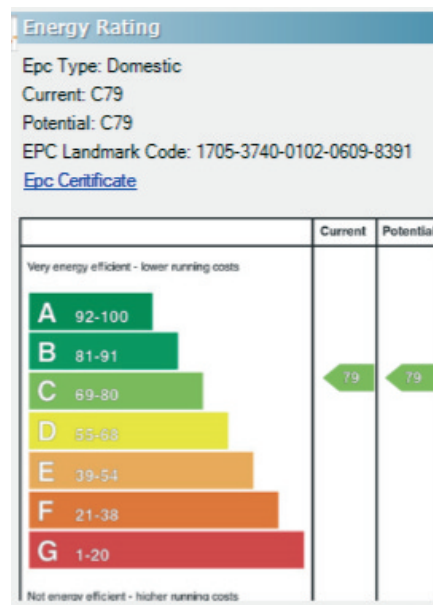


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Location:

On Malone Road heading out of town, take third left after Chlorine Gardens.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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