



A4.3 Whitehall Square, 181 Sandy Row, Belfast, BT12 5EG

Price Guide £150,000

Located on the fourth floor we are pleased to offer for sale this well presented two bedroom apartment within this modern development block, A4.3 is a spacious bright apartment ideal for those seeking city centre convenience at an affordable price. The accommodation comprises two good size bedrooms, master with en-suite shower room, large open plan living, dining and kitchen with integrated appliances and separate shower room. Further benefits include double glazed windows, gas fired central heating and an allocated car parking space. Whitehall Square is within walking distance to the vast array of shops, cafés and restaurant amenities of both the Lisburn Road and City Centre. Early viewing is advised.

- Spacious Fourth Floor Apartment
- Two Excellent Bedrooms (Master with Ensuite shower room)
- Double Glazed Windows
- Communal Courtyard
- Open Plan Living / Dining / Kitchen
- Gas Fired Central Heating
- Car Parking Space
- Within Walking Distance To City Centre, Lisburn Road & Queens University

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		73	74
EU Directive 2002/91/EC			

THE ACCOMMODATION COMPRISES
COMMUNAL ENTRANCE

ENTRANCE

Hardwood front door.

RECEPTION HALL

Built in storage.

OPEN PLAN LIVING / DINING 18'8 x 14'4
(5.69m x 4.37m)



KITCHEN



Range of high and low level units, stainless steel sink unit with mixer tap, integrated fridge/freezer, 4 ring Gas hob and oven, extractor fan, plumbed for washing machine and partly tiled walls.

MASTER BEDROOM 13'2 x 9'6 (4.01m x 2.90m)



Built in robes. Gas boiler

ENSUITE SHOWER ROOM 5'4 x 5'1 (1.63m x 1.55m)



Low flush WC, pedestal wash hand basin, electric shower & partly tiled walls.

BEDROOM TWO 8'8 x 8'8 (2.64m x 2.64m)



Built in robes

SHOWER ROOM 6'2 x 5'0 (1.88m x 1.52m)



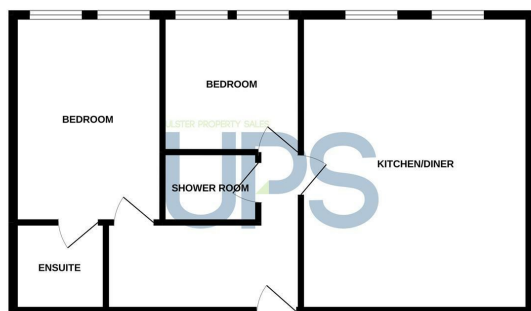
Low flush WC, pedestal wash hand basin, electric shower & partly tiled walls.

OUTSIDE

ALLOCATED CAR PARKING SPACE

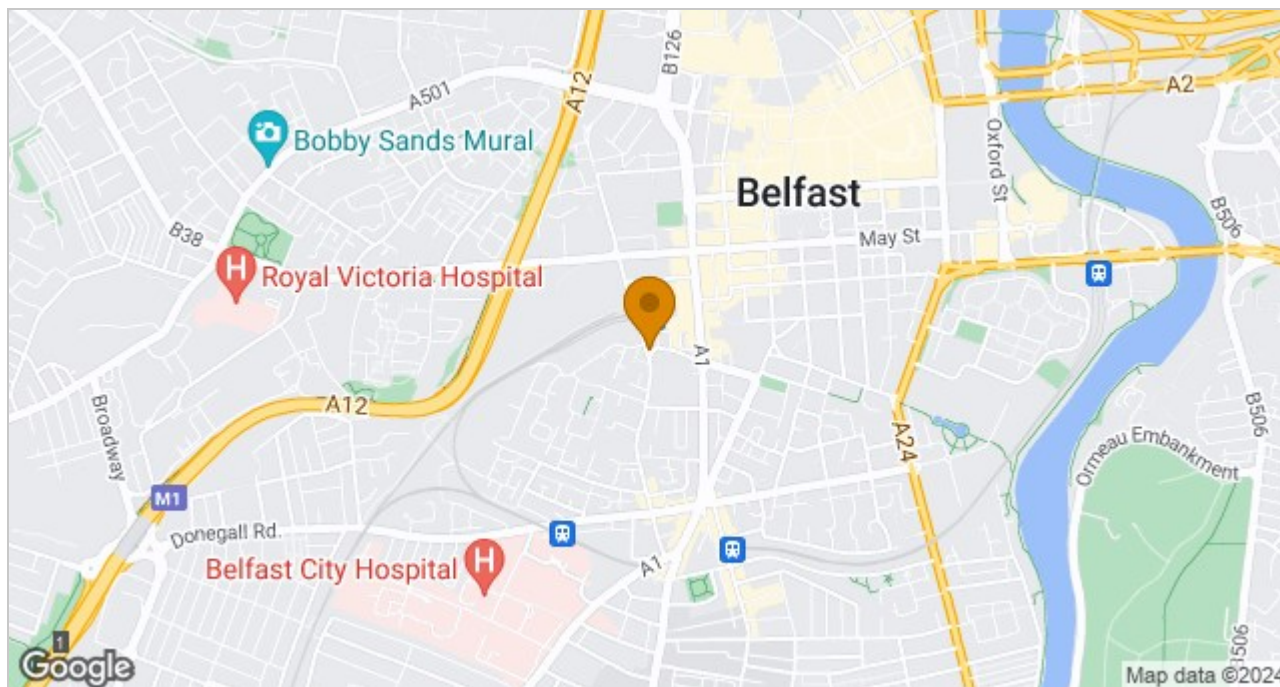
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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