



## Apt 702 Bradbury Court, Jubilee Road, Belfast, BT9 7JL

**Price Guide £115,000**

Located on the 7th floor, we are pleased to offer for sale this excellent two bedroom apartment, just off the Lisburn Road in South Belfast. Moments from a wide range amenities including restaurants, shops, Queens University and Belfast City Hospital we encourage early viewing. Gas fired central heating & PVC double glazing are additional benefits along with an allocated car parking space. Bradbury Court apartments are extremely popular with both first time buyers and investors and we expect this apartment to generate strong interest. Early viewing is advised.

- Two Good Size Bedrooms
- Open Plan Living / Kitchen
- Gas Fired Central Heating
- Allocated Car Parking Space
- 7th Floor Apartment
- White Bathroom Suite
- PVC Double Glazing

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### COMMUNAL ENTRANCE

Lift and stairs to all floors.

### ON THE SEVENTH FLOOR

#### ENTRANCE

Hardwood front door.

### OPEN PLAN LIVING / KITCHEN



Range of high and low level units, plumbed for washing machine, stainless steel sink unit, 4 ring electric hob with built in oven, extractor fan , part tiled walls and vinyl / laminate flooring. Gas fired boiler.

### BEDROOM ONE



Built in wardrobe.

### BEDROOM TWO



### BATHROOM



White suite comprising Low flush W.C, pedestal wash hand basin, extractor fan, panel bath with shower over, vinyl floor and part tiled walls.

