



## Apt 2, 96 Balmoral Avenue, Belfast, BT9 6NY

**Price Guide £260,000**

Beautifully presented, we are pleased to offer for sale this stunning ground floor apartment situated in a desirable South Belfast location close to many amenities, including shops, cafes & transport links. Likely to appeal to a range of prospective purchasers, the apartment comprises a spacious open plan kitchen / living / dining room with range of integrated appliances, two excellent bedrooms (both with sliding robes) and luxury shower suite. Externally the apartment has its own private garden along with allocated parking to front. Gas fired central heating & double glazing are also in place. With little to do other than move in, viewing is highly recommended.

- Beautifully Presented Ground Floor Apartment
- Spacious Open Plan Kitchen / Living / Dining Area
- Luxury Shower Room
- Parking To Front
- Convenient Location Close To The Lisburn & Malone Roads & Excellent Transport Links
- Two Double Bedrooms (Both With Built In Storage)
- Contemporary Fitted Kitchen With Range Of Integrated Appliances
- Enclosed Private Garden To Rear, Storage Shed
- Gas Fired Central Heating / Double Glazing
- Suitable For A Range Of Prospective Purchasers Including First Time Buyers Or Those Looking To Downsize

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

**THE ACCOMMODATION COMPRISES**  
**ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door.

**OPEN PLAN KITCHEN / LIVING / DINING**  
**23'7" x 16'4" (7.2 x 4.99)**



Solid wood floor to living area. Feature fireplace with granite hearth. Contemporary fitted kitchen with range of high and low level units, integrated appliances to include fridge / freezer, dishwasher, washing machine, oven with 4 ring gas hob, stainless steel extractor fan, tiled floor to kitchen area.



**BEDROOM ONE 13'9" x 11'5" (4.2 x 3.5)**



Sliding mirrored built in robe.





## BEDROOM TWO 12'5" x 10'9" (3.8 x 3.3)



Sliding mirrored built in robe. Access to private garden area.

## SHOWER ROOM



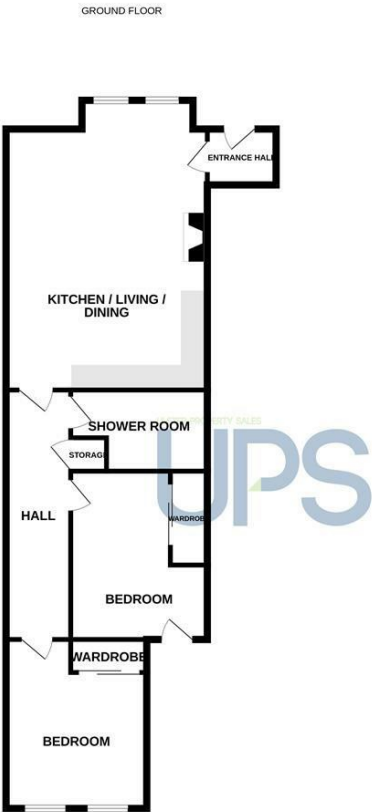
Luxury suite comprising double walk in shower enclosure, wash hand basin with vanity unit below, low flush W.C, chrome wall mounted heater, tiled floor, tiled walls.

## OUTSIDE



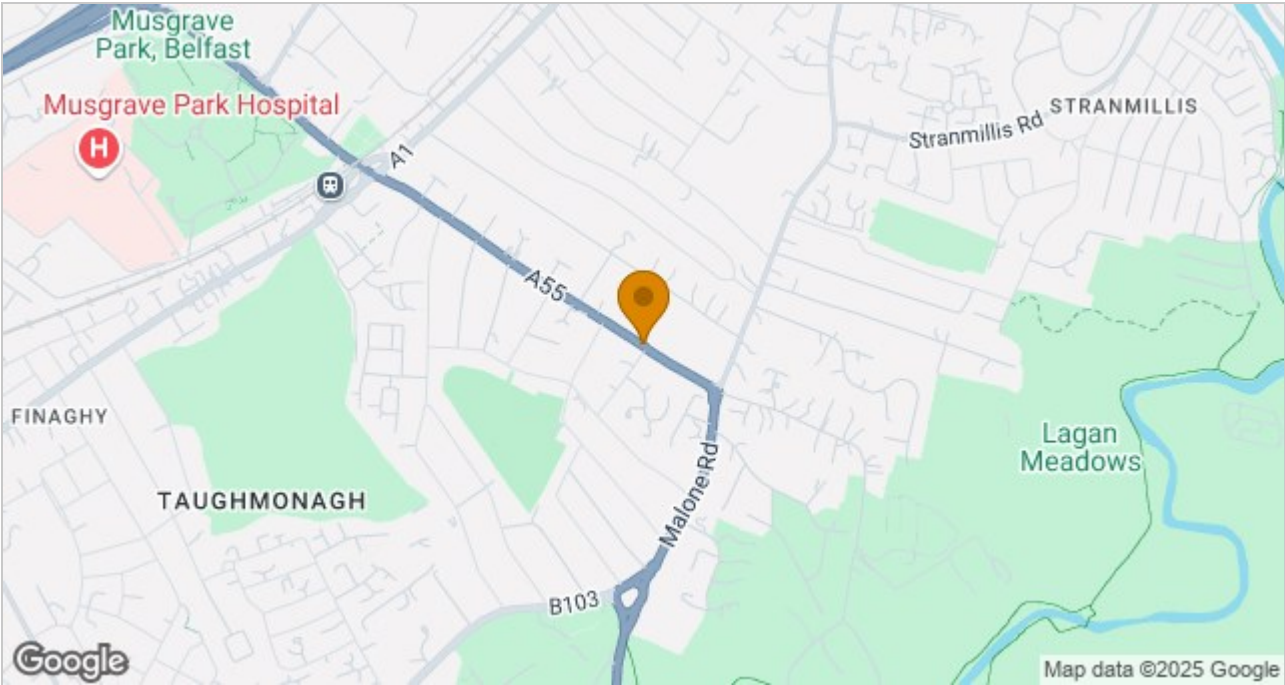
Enclosed patio garden to rear. Storage shed. Parking to front.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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