



11 Ceara Court, 46 Windsor Avenue, Belfast, BT9 6EJ

Price Guide £240,000

Located between the Malone & Lisburn Road, Ceara Court is a sought after development of apartments which appeal to a range of prospective purchasers. Apt 11 is beautifully presented by its current owner and requires little to do other than move in. Situated on the second floor, overlooking Windsor Tennis Club, the spacious accommodation comprises two double bedrooms, master with contemporary en-suite shower room, bathroom suite, inviting living room and separate kitchen. Gas fired central heating & double glazing are both in place. Outside there is an allocated parking space to the front along with visitor parking.

- Beautifully Presented Second Floor Apartment
- Spacious Living Room
- White Bathroom Suite
- Allocated Car Parking Space & Visitor Parking
- Two Double Bedrooms (Master With Ensuite Shower Room)
- Well Equipped Kitchen
- Gas Fired Central Heating / Double Glazed Windows
- Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
EU Directive 2002/91/EC		

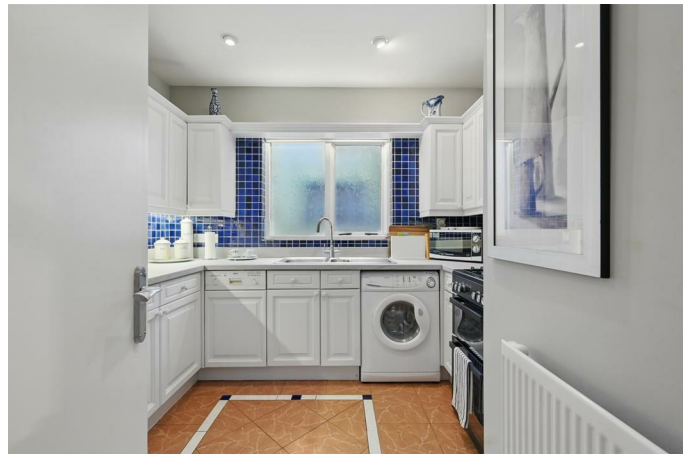
THE ACCOMMODATION COMPRISES ()
ON THE GROUND FLOOR
STEPS TO APARTMENT 11
ENTRANCE
LIVING ROOM 16'0" x 15'8" (4.9 x 4.8)



Open fire.



KITCHEN 9'6" x 9'2" (2.9 x 2.8)



Range of high and low level units, plumbed for washing machine, 1.5 stainless steel sink unit with mixer tap, extractor fan, part tiled walls, tiled floor.

BEDROOM ONE 16'8" x 11'9" (5.1 x 3.6)



Sliding built in robe.

ENSUITE SHOWER ROOM



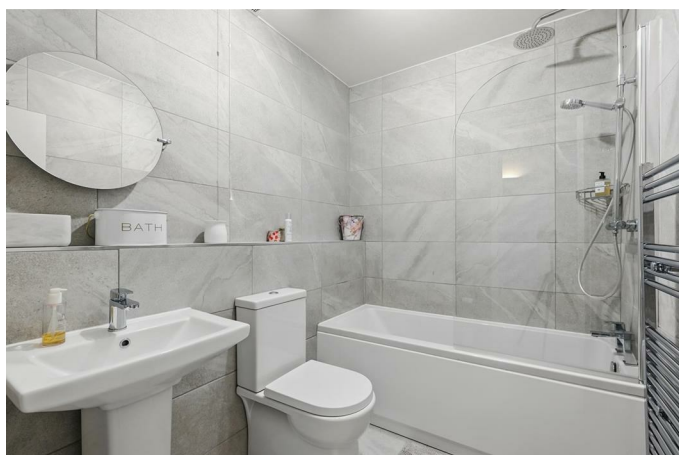
Fully tiled suite comprising walk in shower, low flush W.C, wash hand basin with vanity unit below, heated towel radiator.

BEDROOM TWO 13'1" x 7'6" (4.0 x 2.3)



Sliding built in robe.

BATHROOM



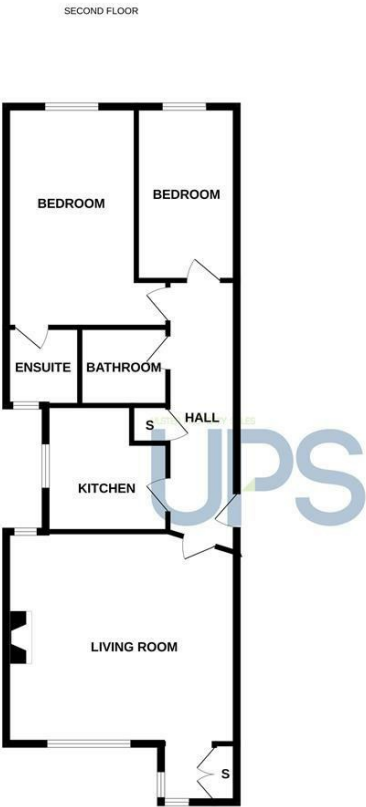
Fully tiled suite comprising panel bath with shower over, low flush W.C, pedestal wash hand basin, heated towel radiator.

OUTSIDE



Allocated car parking space to front and visitor parking.

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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