



Apt 5 Woodlands Manor, 59 Stockmans Way, Belfast, BT9 7GL

£1,200 Per Month

This first floor apartment offers luxury city living for any young professional. Bright and spacious the accommodation comprises entrance hall, two double bedrooms, master bedroom with en-suite shower room, open plan living area to dining & modern fitted kitchen with integrated & stainless steel appliances, a quooker hot tap and a modern shower suite. Further benefits include gas fired central heating, air changer system and UPVC glazed windows. Secure, gated parking is also included at the development. Early viewing is advised.

Please note, the gas for this building/ apartment is fully functional**

- Luxury First Floor Apartment
- Master Bedroom With Ensuite
- Carparking Space
- Quooker Hot Tap
- Comfortable Lounge Open Plan To Modern Kitchen / Dining Area
- Contemporary Shower Suite
- Partially Furnished
- Gas Central Heating / Double Glazed Windows

Energy Efficiency Rating		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		77	78

EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES



ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Gated development. Stairs & lift to all levels.

ON THE FIRST FLOOR

APARTMENT 5

ENTRANCE

Hardwood front door.

RECEPTION HALL



Laminate wood flooring. Good sized storage cupboard off hallway.

OPEN PLAN LIVING / DINING 22'7 x 19'7 (6.88m x 5.97m)



Door to balcony. Laminate wood flooring

LIVING / DINING



KITCHEN



Range of high and low level units, quartz worktop, integrated fridge / freezer, integrated dishwasher, built in oven with 4

ring electric hob, stainless steel extractor fan, stainless steel sink unit with Quooker tap and laminate flooring.

BEDROOM ONE 24'6 x 9'9 (7.47m x 2.97m)



Door to balcony.

ENSUITE SHOWER ROOM

Pedestal wash hand basin, low flush W.C, enclosed shower, part tiled walls and tiled flooring.

BEDROOM TWO 17'8 x 7'7 (5.38m x 2.31m)



SHOWER SUITE



Contemporary suite comprising, low flush W.C, wash hand basin with built in vanity unit, thermotic shower, bath, ceramic tiled floor, fully tiled Calacatta walls.

BALCONY



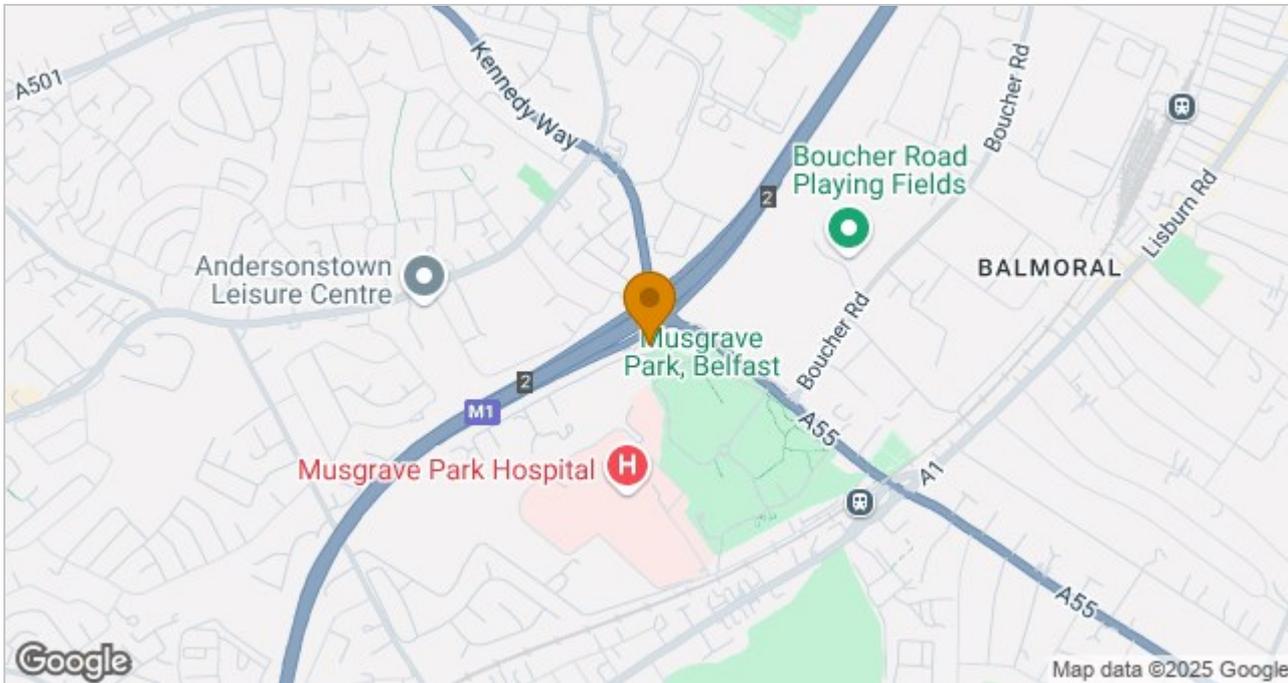
OUTSIDE



Car parking space.

Floor Plan

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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