



Apt 16 9 Lagan Way, Wellington Square, Belfast, BT7 3LL

Asking Price £195,000

Situated off Annadale Avenue on the banks of the River Lagan, Wellington Square is a popular development within walking distance to Forestside Shopping Centre, Queens University & the PEC, Stranmillis Village and the Ormeau Road with its array of cafes restaurants and entertainment facilities. Also close by is the Lagan towpath and transport links into and out of Belfast City Centre.

The bright, spacious apartment can be accessed from the secure, gated, ground level parking with lifts to each floor or the separate pedestrian access also with same lift access to apt 16 on the third floor.

Internally the accommodation comprises two double bedrooms with views out towards Cavehill, master with en-suite and built-in robes, lounge/dining with views towards the River Lagan, open to modern fitted kitchen with built-in appliances and white bathroom suite.

The apartment also benefits from a gas heating system and double glazing.

An excellent home in a superb, convenient location.

- Top Floor Apartment
- Master With En-Suite
- White Bathroom Suite
- Secure, Gated Ground Floor Level Covered Parking
- Lagan Tow Path Access To Belfast City
- Two Double Bedrooms
- Bright, Spacious Lounge Dining Open To Modern Fitted Kitchen
- Gas Heating/Double Glazed
- Convenient Location On the Banks Of The River Lagan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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

Coming from Annadale Avenue there is communal parking to the front of the Lagan Way building. At this point there is also electric gate access to the designated parking area and lift access to each floor. An exterior flight of stairs leads to communal entrance via intercom system with both lift and stairs access. Apartment 16 is on the 3rd floor.



Apartment Entrance



Main front door to entrance hall, oak effect flooring, two double storage facilities, spotlights.



L-Shaped Kitchen / Dining / Living 22'2 x 15'1 (6.76m x 4.60m)



(at widest points) Full range of high and low level units, granite work tops, built in 4 ring

gas hob, under oven. Stainless steel overhead extractor fan,. Integrated fridge freezer, dishwasher and washing machine. Part tiled walls. Tiled flooring.

Living / Dining

Oak flooring. Juliet style balcony with a side view to the River Lagan



Bedroom One 12'2 x 9'6 (3.71m x 2.90m)



with Juliet style balcony with views out towards Cavehill Double mirrored slide robes.





Bedroom Two 13'3 x 8'4 (4.04m x 2.54m)



White Bathroom Suite



En-suite



Comprising large walk in shower with chrome shower unit, wash hand basin with mixer taps, low flush w.c Part tiled walls. Tiled flooring. Spot-lights.

Comprising panelled bath with mixer taps with shower unit above, wash hand basin with mixer taps. low flush w.c part tiled walls. Tiled flooring. Spot-lights.

Parking

Communal parking to the front. Electric gate access to designated parking area. Internal communal courtyard.

Management Company

The are 3 service charges billed every half year:

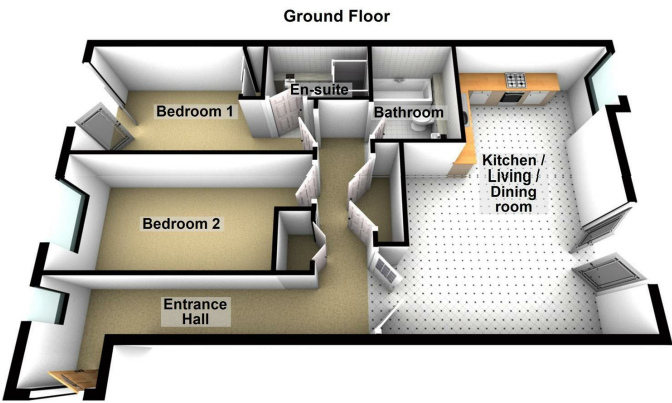
Sinking Fund - £50.00

Estate Charge - £74.00

Block Service Charge - £349.30

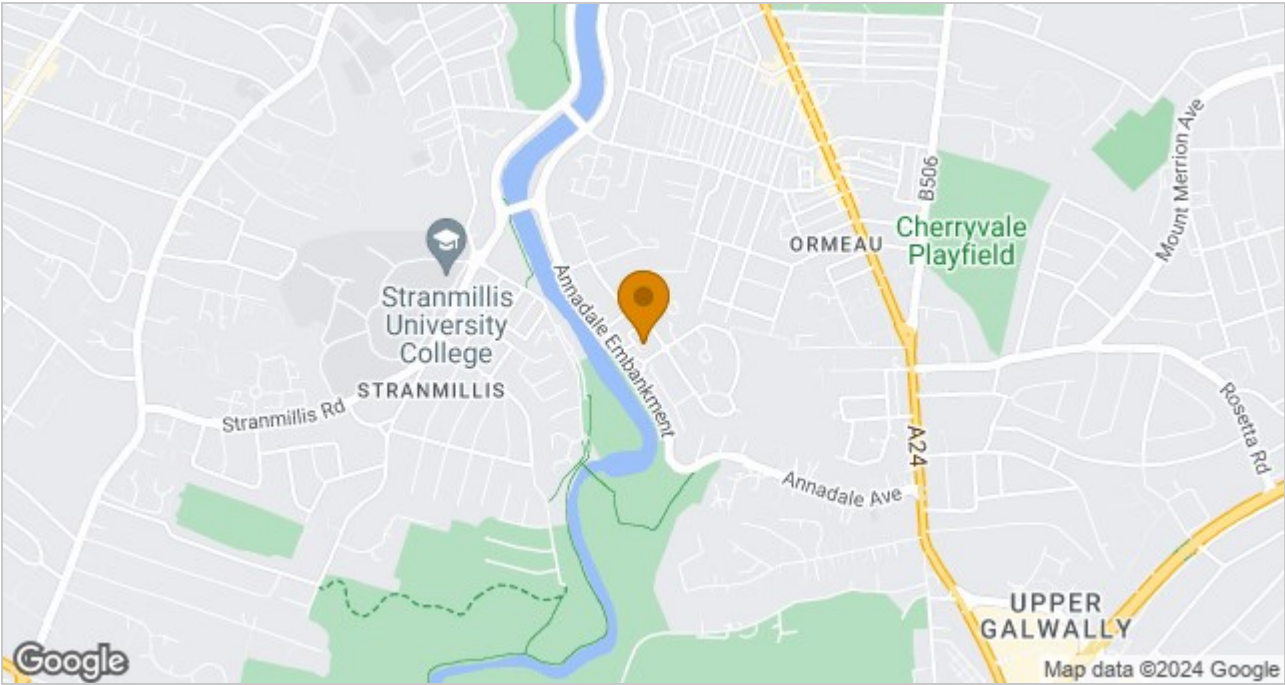
There is also buildings insurance charge yearly which can fluctuate. This year (Nov-Oct) the cost was £274.16

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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