



5b Espie Way, Clonduff, Belfast, BT6 9NQ

Asking Price £75,000

Set just off the upper Castlereagh Road, this deceiving ground floor apartment offers ease of access to many of this popular locations many facilities that include local shops, schooling, bus and arterial routes, the Tesco store and Forestside shopping centre a few minutes from this property. The accommodation is both bright and spacious, comprising two good sized bedrooms, a good sized lounge, modern fitted kitchen and a white bathroom suite. Outside there is a low maintenance paved patio area to the rear. The property has gas central heating installed, and together with double glazed windows, this home offers low maintenance living for the professional / first time buyer or couple. early viewing recommended.

- Ground floor apartment
- Spacious lounge
- White bathroom suite
- Double glazed windows
- Ideal 1st time purchase
- Two good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Paved gardens to the rear
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32-40) A			
(41-45) B			
(46-50) C			
(51-55) D			
(56-60) E			
(61-65) F			
(66-70) G			
Not energy efficient - higher running costs			
Northern Ireland		70	72
EU Directive 2002/91/EC			

The accommodation comprises

Communal front door leading to entrance hallway.

Apartment entrance

Front door leading to entrance hall.

Entrance hall

Cloaks area and built in storage with gas boiler.

Lounge 14'5 x 10'9 (4.39m x 3.28m)



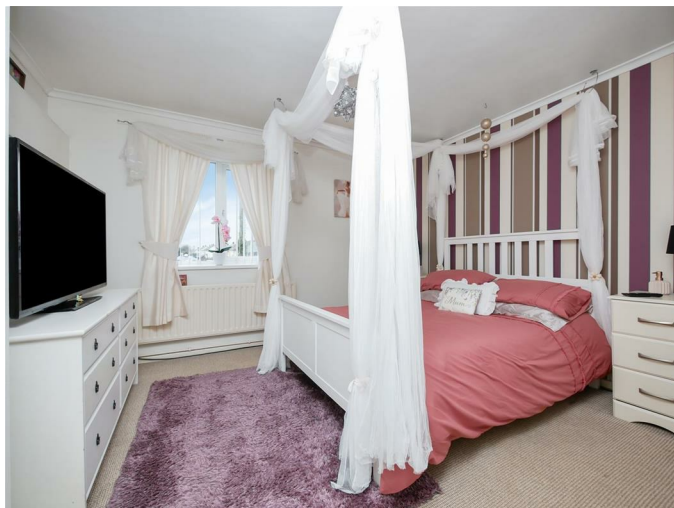
Laminate flooring.

Kitchen 11'4 x 10'8 (3.45m x 3.25m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, cooker space, plumbed for washing machine, fridge freezer space, breakfast bar area, pvc panelled ceiling, access to the rear patio.

Bedroom 1

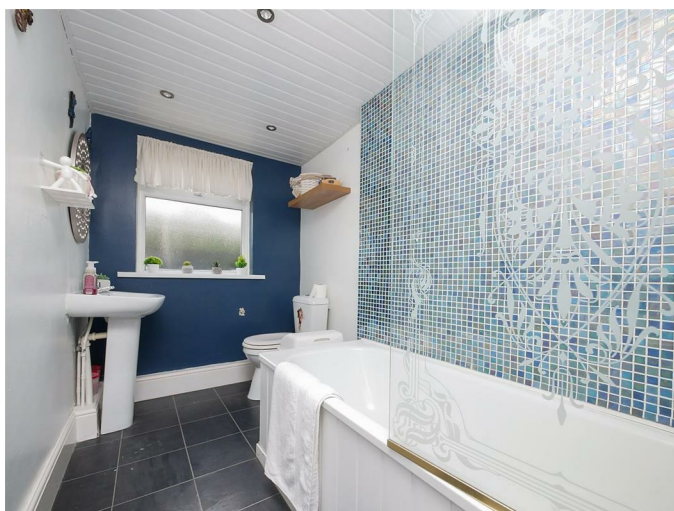


Built in robe.

Bedroom 2 11'11 x 7'9 (3.63m x 2.36m)



Bathroom 10'2 x 5'2 (3.10m x 1.57m)



White suite comprising pvc panelled bath with mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, tile effect laminate flooring, pvc panelled ceiling, recessed spotlights.

Outside

Rear patio



Low maintenance patio area to the rear.

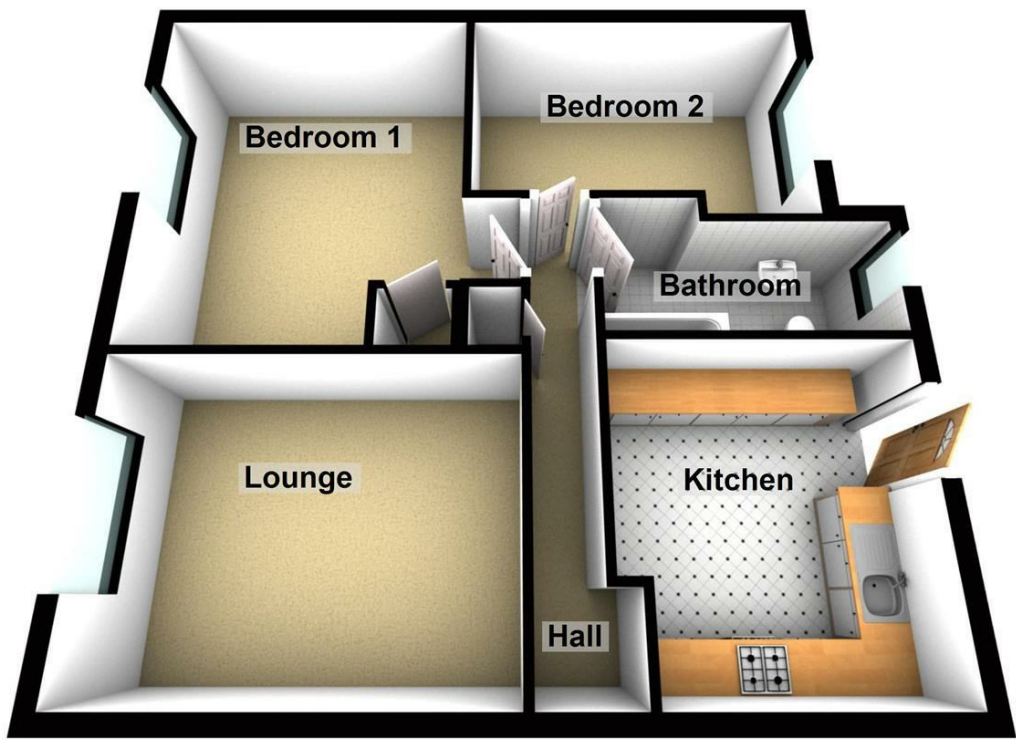
Note

Lease length - 96 years

Service Charges are approx. £30 per month
which includes building insurance.

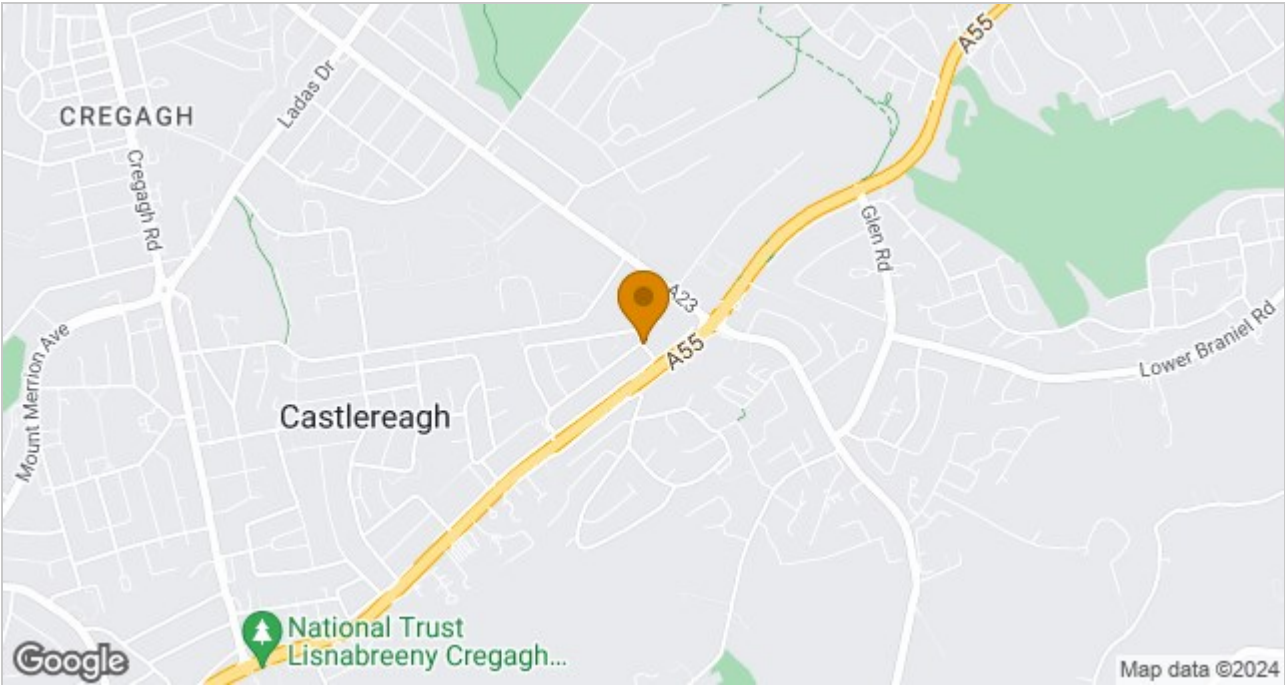
Floor Plan

Ground Floor



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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