



Apt, 11a Glencregagh Court, Glencregagh Road, Belfast, BT6 0PA

Asking Price £165,000

Situated only a few minutes from Lesley Forestside, this ground floor apartment offers convenience to the Outer Ring and transport links in most directions.

Internally the apartment comprises two double bedrooms, spacious lounge / dining and modern fitted kitchen, both over looking the communal gardens and contemporary white bathroom suite.

In addition the property benefits from a gas heating system and double glazing. An excellent home for those hoping to downsize whilst also being an excellent first time purchase.

- Ground Floor Apartment
- Spacious Lounge / Dining
- Contemporary White Bathroom Suite
- Double Glazing
- Communal Patio & Garden To The Rear
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Communal & Designated Parking
- Only A Few Minutes From Lesley Forestside

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

Entrance

Pvc side door to entrance hall. Built in storage. Laminate flooring.

Lounge 16'0 x 12'5 (4.88m x 3.78m)



Laminate flooring. Lovely views.



Modern Fitted Kitchen 11'0 x 9'7 (3.35m x 2.92m)



Full range of high and low level units, glazed display units, single drainer 1 1/4 bowl sink unit, with mixer taps, range style cooker with 7 ring gas hob, plumbed for washing machine, plumbed for American Style fridge freezer. Housing Worcester gas boiler.

Bedroom One 11'0 x 9'7 (3.35m x 2.92m)



Built-in bedroom furniture.



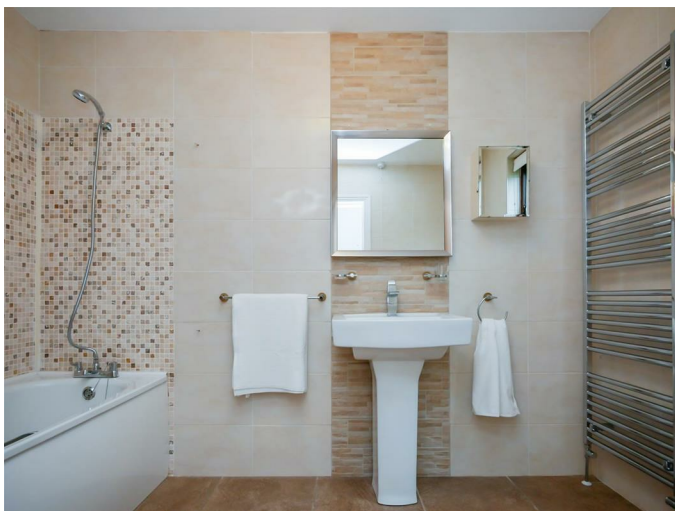
Bedroom Two 10'0 x 9'0 (3.05m x 2.74m)



White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Heated chrome towel rail.



Outside



Designated and communal parking spaces to front.
Communal patio and gardens laid in lawn, bordered by mature hedging, trees and shrubs.

Management Company

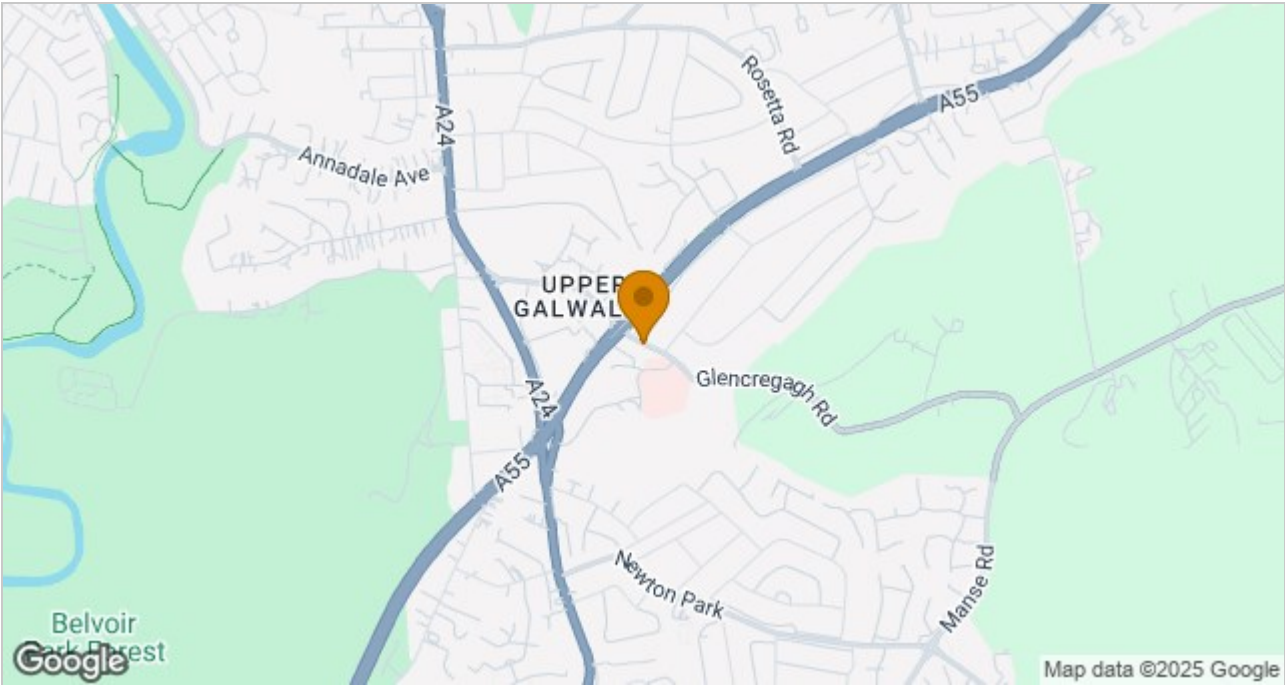
Flat Management Services 1st Floor Studio 2 Strand Studios, 150 Holwood Road,
Glenariffe BT4 1NY

£162.50 per quarter. Ground and external maintenance with buildings insurance included.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121;
Registered Office: 9 Upper Crescent, Belfast BT7 1NT
©Ulster Property Sales is a Registered Trademark