



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 overlooking 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 | | Current | Potential |
|--|--|---------|--|
| <small>Key: energy efficient - lower running costs</small> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| Northern Ireland | | | |
| | | | <small>EU Directive 2002/91/EC</small> |

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

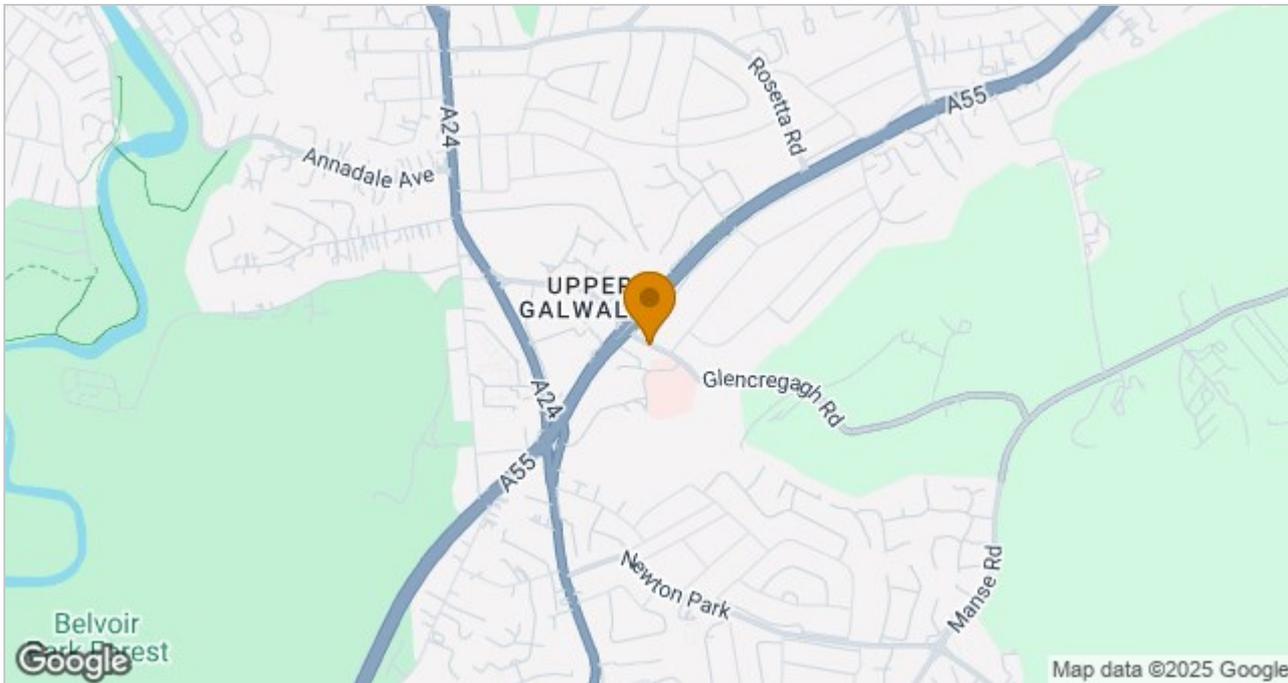
Flat Management Services 1st Floor Studio 2 Strand Studios, 150 Holwood Road, Glenariffe BT4 1NY

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

Floor Plan



Area Map



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