



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

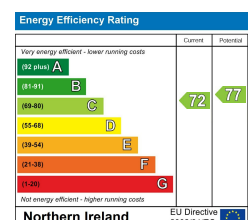
**Asking Price £165,000**

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 & 2 Designated Parking Spaces (number 2 and 3)
- Only A Few Minutes From Lesley Forestside



## 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.





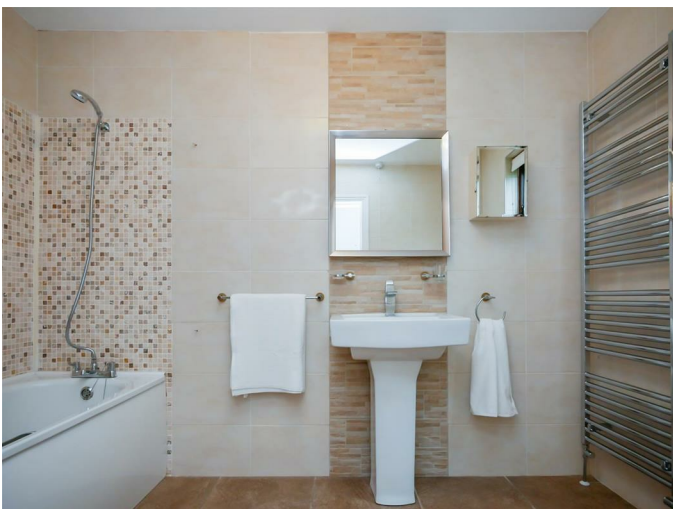
### Bedroom Two 10'0 x 9'0 (3.05m x 2.74m)



### 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

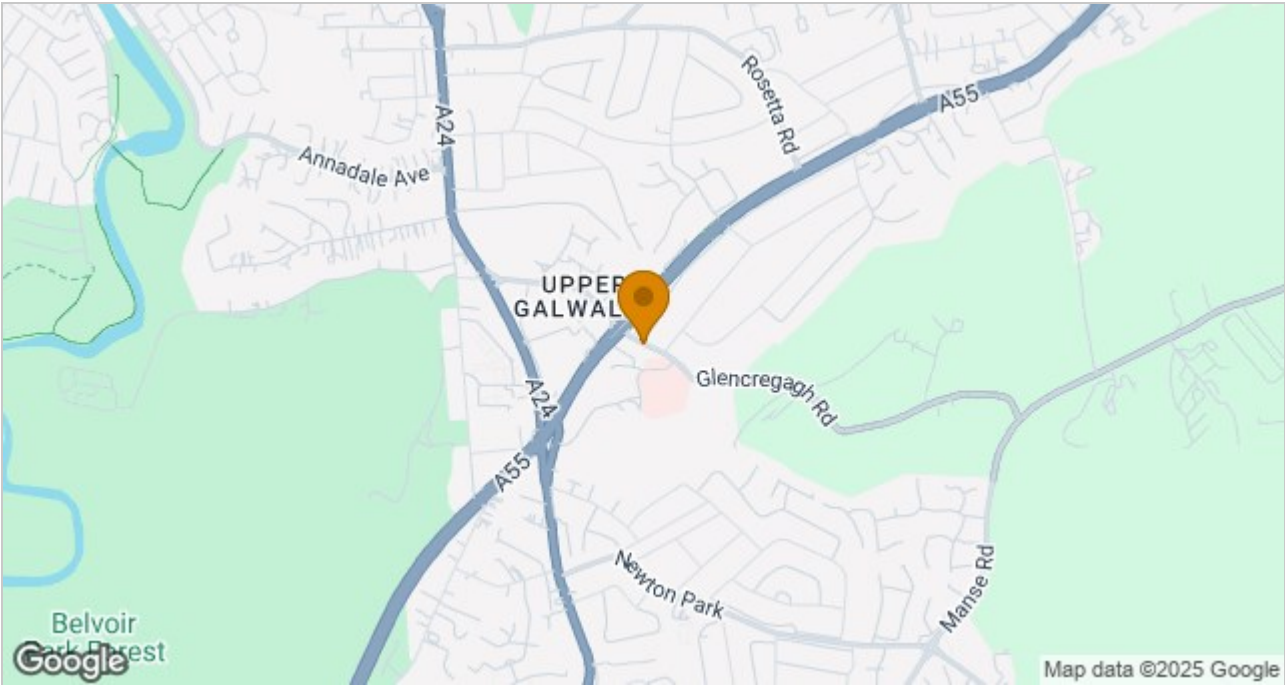
Flat Management Services 1st Floor Studio 2 Strand Studios, 150 Holwood Road, Glenariffe BT4 1NY

£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