



62 Forest Grove, Newtownbreda Road, Belfast, BT8 6AR

Asking Price £174,950

Forest Grove is a beautiful, residential development located just off the Newtownbreda Road in the ever popular South East Belfast. Offering an excellent selection of schools, shopping facilities, open green areas and transport facilities all within walking distance, it is the perfect location to take advantage of all that the local area has to offer!

This deceptively spacious top floor apartment offers fantastic internal accommodation comprising of two double bedrooms, both with en-suite shower rooms, spacious lounge open to a modern fitted kitchen / dining room boasting stunning views over the Belfast skyline and an additional w.c off the main entrance hall.

The property also benefits from gas fired central heating, upvc double glazing, allocated and visitor parking, and a communal garden area to the rear.

Finished to an excellent standard throughout, this is a perfect first time purchase or investment property with nothing to do but just adding furniture.

- Beautifully Presented Top Floor Apartment
- Spacious Lounge with Juliette Balcony open to:
- Additional W.C off Entrance Hall
- UPVC Double Glazing
- Fantastic Views over Belfast
- Two Double Bedrooms with En-suite Shower suites
- Modern Fitted Kitchen / Dining Room
- Under-Floor Gas Fired Central Heating
- Allocated and Visitor Parking
- Chain Free Sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	78
(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	

Communal Entrance Hall



Glazed upvc door on first floor opens onto inner entrance hall with stairs leading to the top floor.

Entrance Hall



Hardwood front door open onto entrance hall with laminate flooring. Access to partially floored roof space via fold down ladder.

Lounge 12'9" x 15'7" (3.90m x 4.76m)



Spacious lounge with laminate flooring and glazed upvc patio doors that open onto the Juliette balcony. Lounge open to:

Views from Lounge Balcony



Kitchen / Dining Room 5.66m x 3.65m



Modern Fitted Kitchen 9'10" x 8'4" (3.00m x 2.55m)



(at widest points) Modern fitted kitchen with a selection of upper and lower level shaker style units complete with stone effect worktops, stainless steel sink with drainer, integrated washing machine, slimline dishwasher, American style fridge freezer and range style oven. Vinyl flooring.

Bedroom 1 17'3" x 14'5" (5.26m x 4.40m)



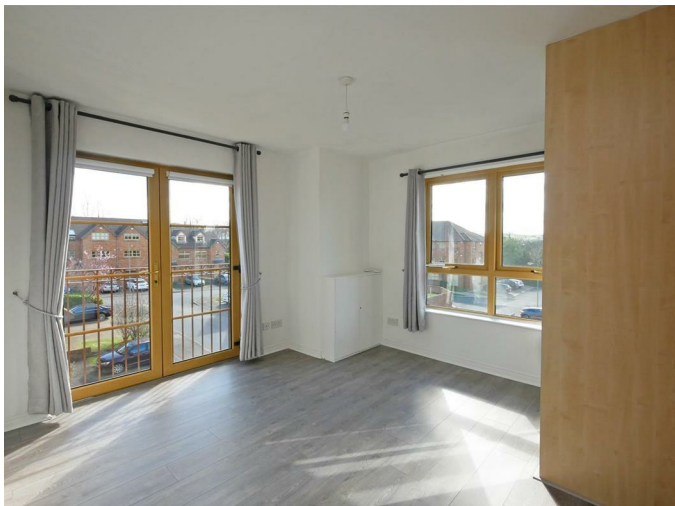
(at widest points) Spacious double bedroom with built-in mirrored slide robes and dressing area. Laminate flooring.

Ensuite 8'1" x 6'2" (2.48m x 1.90m)



Fitted ensuite with low flush w.c, wash hand basin with vanity and shower cubicle with marble effect wall panelling. Vinyl flooring.

Bedroom 2 11'6" x 11'6" (3.53m x 3.53m)



(at widest points) Double bedroom with dual aspect windows and glazed upvc patio doors that open onto Juliette balcony. Built-in mirrored slide robes and laminate flooring.

Ensuite 6'0" x 4'1" (1.85m x 1.27m)



Fitted ensuite with low flush w.c, wash hand basin with vanity and corner shower cubicle with marble effect wall panelling. Vinyl flooring.

Additional W.C 6'7" x 3'2" (2.03m x 0.97m)



White w.c suite with low flush w.c and wash hand basin with vanity. Vinyl flooring.

Off Street Parking



One allocated car parking spot with additional visitor spots.

Communal Garden Area

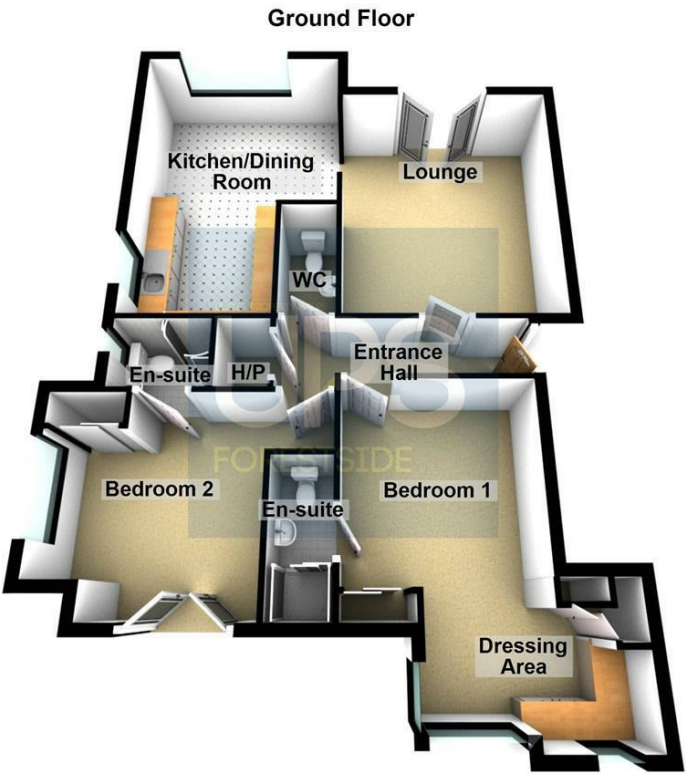


To the rear of the property there is a communal garden area with decked area for all six residents of the building.

Management Details

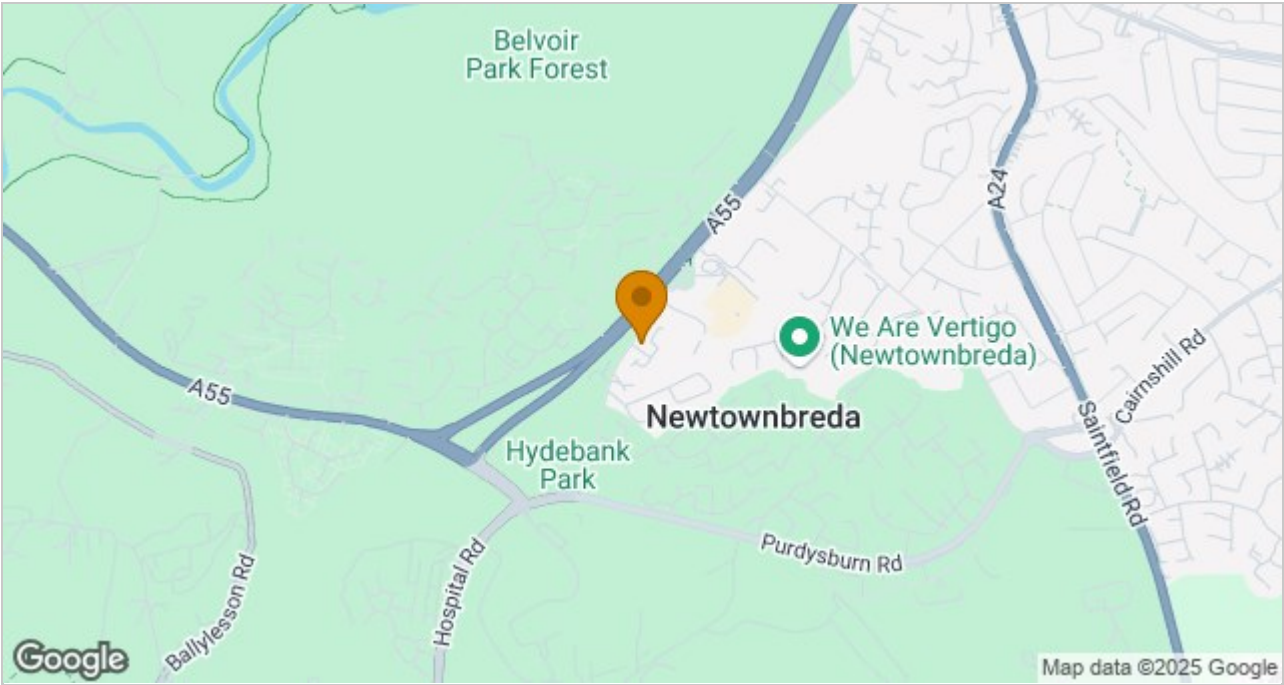
Please note that CSM are the management company for the development and their fees are approx £65 per month.

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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