



## APT 32 AIRFIELD HEIGHTS, GLEN ROAD, BELFAST, BT11 8QU



A rare opportunity to purchase this spacious first floor apartment with its own front door access in this highly sought after and convenient Glen Road location. With fantastic doorstep convenience to include proximity to transport links, lots of schooling and the motorway network as well as easy commuting distance to the City Centre, this well appointed apartment offered with vacant possession is a star buy ! Two double bedrooms. Good sized living room. Separate fitted kitchen. White bathroom suite. Gas central heating system. Upvc double glazing. Communal carparking. A competitively priced first floor apartment just off the established Glen Road and we highly recommend viewing to avoid disappointment. EPC C76

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £110,000



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### Key Features

- Close to lots of schooling, shops and transport links including a short walk to the Glen Road and proximity to an abundance of amenities in Andersonstown.
- Good sized living room.
- White bathroom suite.
- EPC C-76.
- Viewing highly recommended.
- Two double bedrooms.
- Separate fitted kitchen.
- Gas central heating. Upvc double glazing.
- Chain free.
- Spacious first floor apartment in this prime residential location and we strongly recommend viewing early.





## GROUND FLOOR

Private entrance door to;

## ENTRANCE HALLWAY

Stairs to;

## FIRST FLOOR LANDING

Shelved storage cupboard with radiator.

## LIVING ROOM

13'5" x 10'8"

Laminated wood effect floor.

## SEPARATE FITTED KITCHEN / DINING AREA

10'1"x 9'11"

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in 4 ring hob and underoven, extractor fan, Worcester gas boiler, tiled floor.

## BEDROOM 1

13'7" x 9'6"

Laminated wood effect floor.

## BEDROOM 2

13'7" x 9'6"

## WHITE BATHROOM SUITE

Bath with mixer taps, telephone hand shower, low flush w.c, pedestal wash hand basin with mixertaps, chrome effect sanitary ware, partially tiled walls.

## OUTSIDE

Communal carparking.

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Kelly-Ann on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16819886**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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