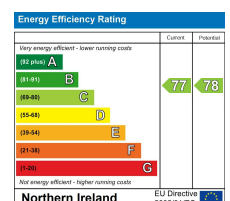




## APT 3 LA SALLE PARK, FALLS ROAD, BELFAST, BT12 6DL



A superior well appointed and maintained first floor duplex Penthouse Apartment with own door access offering exceptional doorstep convenience within this established residential, convenient location off the Falls Road. Two excellent, bright, double bedrooms. One reception room / Lounge / living / dining area. Luxurious fully fitted kitchen. White bathroom suite. Upvc double glazed windows / gas fired central heating system. Separate cloakroom / w.c. Feature secure gated car parking with remote access. Good fresh presentation throughout. Chain free. Well worth an inspection.



OFFERS AROUND £124,950



## APT 3 LA SALLE PARK, FALLS ROAD, BELFAST, BT12 6DL

### Key Features

- Superior well appointed and maintained first floor duplex penthouse apartment with own front door access.
- One reception room / Lounge / living / dining area.
- Upvc double glazed windows.
- Separate cloakroom / w.c
- Good, fresh presentation throughout.
- Two excellent bright double bedrooms.
- Luxury fully fitted kitchen / Luxury white bathroom suite.
- Gas fired central heating.
- Feature secure gated car parking with remote access
- Chain free.





## GROUND FLOOR

Feature Entrance front door with Intercom. Stairs to;

## FIRST FLOOR LANDING

## LOUNGE / LIVING / DINING AREA

16'7 x 15'2

Wooden effect strip floor, open to;

## LUXURY FITTED KITCHEN

10'8 x 9'8

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, integrated dishwasher, fridge, 4 ring gas hob, underoven, overhead extractor hood, downlighters.

## CLOAKROOM

Low flush w.c, pedestal wash hand basin, ceramic tiled floor.

## BEDROOM 1

17'1 x 12'8

## BEDROOM 2

17'8 x 11'4

## WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, downlighters, velux window.

## OUTSIDE

Secure, gated, enclosed car parking with double gates / remote access . Feature wall, railings and paving to front.



## APT 3 LA SALLE PARK, FALLS ROAD, BELFAST, BT12 6DL







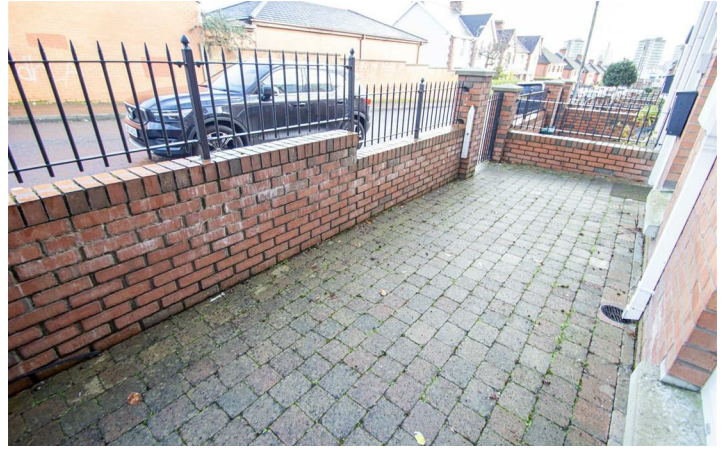
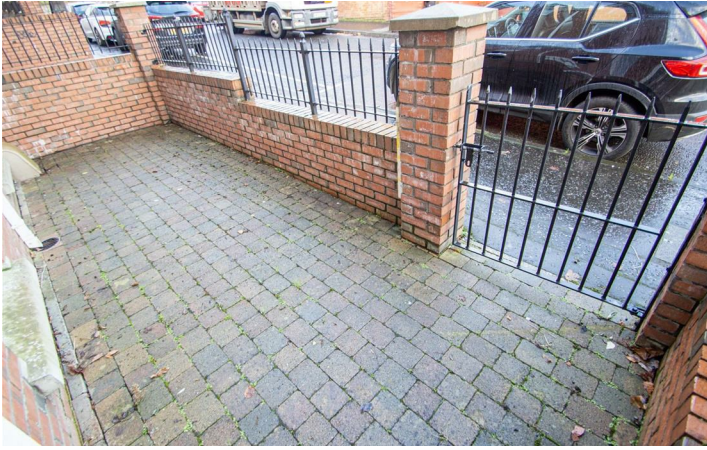








## APT 3 LA SALLE PARK, FALLS ROAD, BELFAST, BT12 6DL



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 Andersonstown 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. 17857458**

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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