



## PENTHOUSE APARTMENT, 11 BROOKLAND COURT, UPPER DUNMURRY LANE, BELFAST, BT17 0GP

A luxurious well maintained and presented top floor penthouse apartment with lift access that has been finished and presented to offer good, comfortable spacious living accommodation throughout. Two excellent double bedrooms. Principle bedroom with newly installed luxury ensuite shower room. One large reception room with feature south facing double doors to a Juliet balcony. Luxury finished kitchen with a sizeable casual dining area. White bathroom suite. Upvc double glazed windows / gas fired central heating system. Cloaks / roofspace access. Feature flooring. Good, fresh presentation throughout. Feature communal car parking. Suited to many sections of the market to include both first time buyers and downsizing clients. Well worth a viewing. It is our understanding management fees are currently £67 per month / CSM Property Management.

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	

OFFERS AROUND £135,000

# PENTHOUSE APARTMENT, 11 BROOKLAND COURT, UPPER DUNMURRY LANE BELFAST BT17 0GD

## Key Features

- Luxurious well maintained and presented top floor apartment with lift access.
- Principle bedroom with a newly installed luxury ensuite shower room.
- Luxury finished kitchen with a sizeable casual dining area.
- Upvc double glazing.
- Good fresh presentation throughout.
- Two excellent double bedrooms.
- One large reception room with feature Juliet Balcony.
- White bathroom suite.
- Gas fired central heating system.
- Communal car parking / well worth a visit.





## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Lift access to;

### ENTRANCE HALL

Feature flooring, walk-in cloaks / roofspace access.

### LOUNGE / LIVING / DINING

19'3 x 12'8

Wooden effect strip floor, feature double doors to Juliet Balcony.

### LUXURY KITCHEN / DINING AREA

16'8 x 11'9

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

### PRINCIPLE BEDROOM 1

16'6 x 10'8

Wooden effect strip floor.

### ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled electric shower units, pedestal wash hand basin, low flush w.c, pvc wall coverings.

### BEDROOM 2

13'2 x 8'6

Wooden effect strip floor.

### WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, chrome effect sanitary ware.

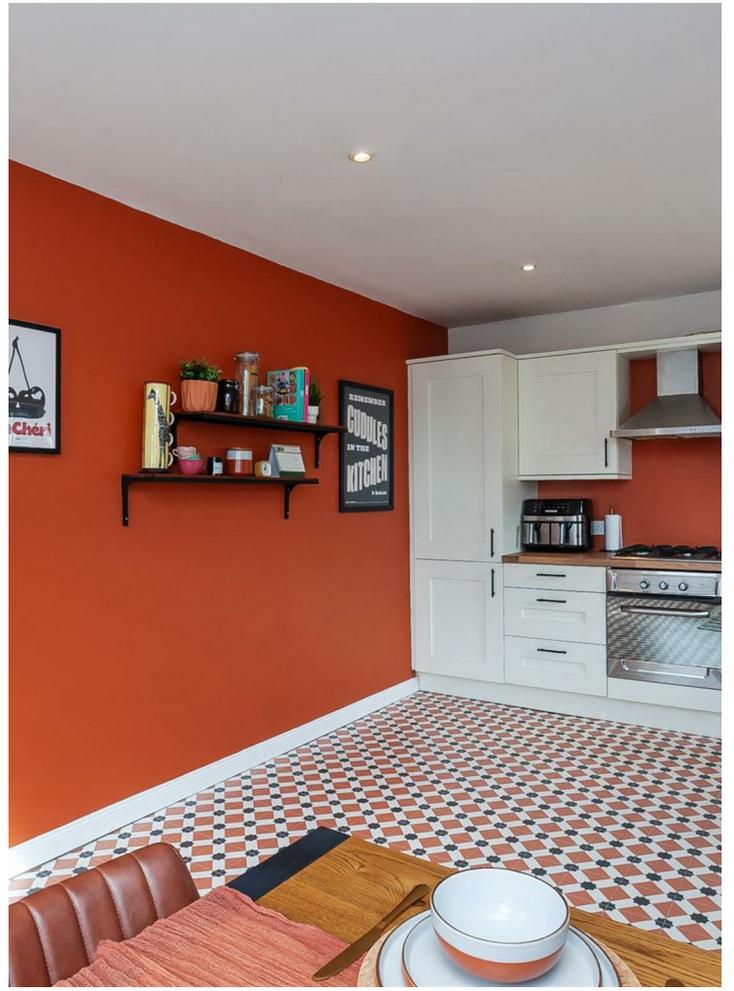
### OUTSIDE

Car parking and communal gardens, planted areas.



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# PENTHOUSE APARTMENT, 11 BROOKLAND COURT, UPPER DUNMURRY LANE BELFAST BT17 0CD



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. 17947942**

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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