



## APT, 24 RIVERVIEW MEADOWS, SUFFOLK ROAD, BELFAST, BT11 9RB

A contemporary ground floor apartment with its own front door access superbly tucked away in this highly sought-after residential location that enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links, along with an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and excellent transport links to include the Glider service.


The property briefly comprises two bedrooms, a living room open plan to a kitchen/dining arrangement, and a bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing.

The property is adjacent to Colin Glen, Ireland's leading adventure park, and is convenient to lots of amenities as well as the motorway network and arterial routes, to name a few!

Early viewing strongly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C		75	75
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

**OFFERS AROUND £104,950**



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## Key Features

- Contemporary ground floor apartment with its own front door access.
- Living room open plan to a kitchen / dining arrangement.
- Gas fired central heating system / Upvc double glazing / Higher-than-average energy rating (EPC C-75)
- Superbly tucked away in this highly sought after residential location.
- Adjacent to Colin Glen, Ireland's leading adventure park plus arterial routes and the motorway network.
- Two bedrooms.
- Bathroom suite.
- Close to lots of nearby amenities to include proximity to both Belfast and Lisburn.
- Tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links.
- Early viewing recommended.





## GROUND FLOOR

Hardwood front door to;

### ENTRANCE HALL

Storage cupboard x 2.

### LIVING ROOM / KITCHEN / DINING

17'9 x 16'7

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in hob and underoven, spotlights.

### BEDROOM 1

11'10 x 6'11

### BEDROOM 2

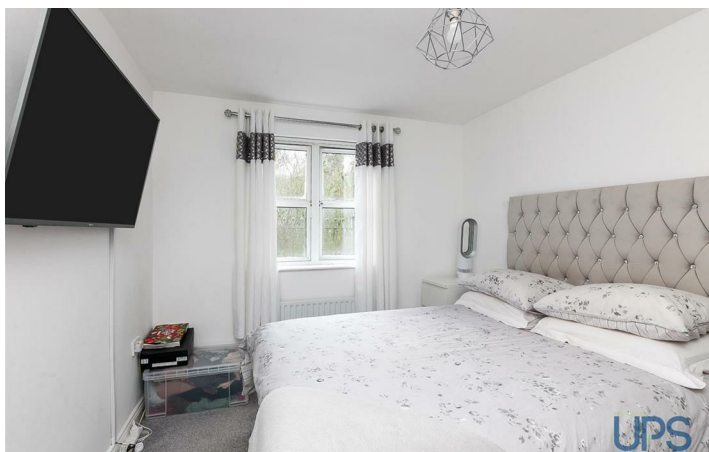
12'0 x 8'11

### WHITE BATHROOM SUITE.

Bath, low flush W.C, pedestal wash hand basin.



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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 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. 18269195**

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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