




## APT 1 BROOKLAND COURT, UPPER DUNMURRY LANE, BELFAST, BT17 0HE



A very unique opportunity to acquire a spacious, ground floor apartment within a private residential development off Upper Dunmurry Lane. Two excellent, bright, double bedrooms. Principle bedroom with recently upgraded ensuite shower suite. One large reception room with feature double patio doors. Luxury fitted kitchen open to a casual dining area. Recently upgraded luxury white bathroom suite. Upvc double glazed windows. Gas fired central heating system. Good, fresh presentation. Feature Car parking. South facing communal gardens with neat lawns. Excellent doorstep convenience within walking distance of transport links to include the Glider service. A service charge of approximately £100.00 per month, at present, is payable. We recommend the purchaser and their solicitor confirm the service charge amount and inclusions. A popular development in a great location and therefore we strongly recommend viewing to avoid disappointment. Chain free / Immediate Possession.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(43-54) E			
(31-39) F			
(21-30) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

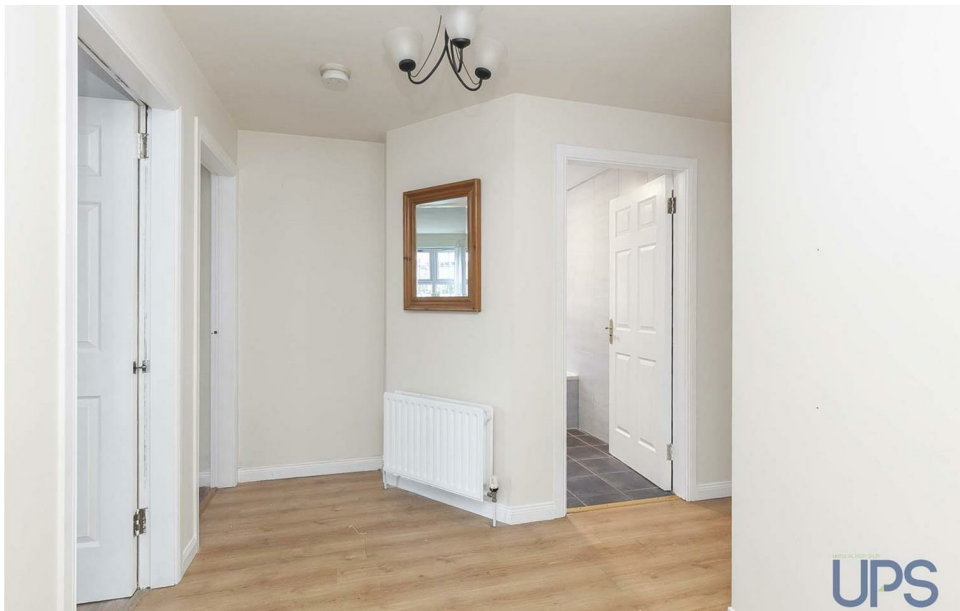
**OFFERS AROUND £149,950**

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## Key Features

- Spacious ground floor apartment within a private residential development off Upper Dunmurry Lane.
- Principle bedroom/ Recently upgraded luxury ensuite shower room.
- Luxury fitted kitchen open to a casual dining area.
- Car parking.
- Excellent doorstep convenience within walking distance of transport links to include the Glider service.
- Two excellent, bright double bedrooms.
- One large reception room with feature double patio doors with access to communal open space.
- Recently upgraded luxury white bathroom suite.
- South facing communal gardens.
- Chain free / Immediate Possession.





## GROUND FLOOR

Communal entrance door to;

### ENTRANCE HALL

Feature entrance door, wooden effect strip floor, walk-in cloaks.

### LOUNGE

19'2 x 12'10

Wooden effect strip floor, feature contemporary fireplace, double patio doors.

### LARGE FITTED KITCHEN / DINING AREA

16'2 x 11'4

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, under oven, overhead extractor hood, tiling, ceramic tiled floor, plumbed for washing machine, single drainer stainless steel sink unit, downlighters, open to a casual dining area.

### PRINCIPLE BEDROOM 1

15'7 x 9'6

Wooden effect strip floor.

### ENSUITE SHOWER ROOM

Feature Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, feature pvc wall coverings.

### BEDROOM 2

13'2 x 8'5

Feature flooring.

## LUXURY WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, ceramic tiled floor, pvc wall coverings.

### OUTSIDE

Communal gardens, south facing with neat lawns and planting. Feature car parking.

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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. 18276507**

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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