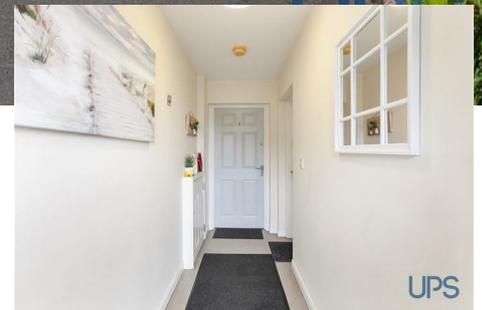




## APT 25 MOUNT EAGLES LODGE, BELFAST, BT17 0WU



A beautiful, accessible ground floor apartment ideally placed in this small building shared with only one other apartment and offers light and airy living space that is easy to manage within this extremely desirable and sought-after residential location that continues to be in high demand. The development has amenities to include a children's playpark as well as a Spar Convenience Store, which includes a post office, and there is also a pharmacy.

The property benefits from a higher-than-average energy rating (EPC C-79) and has well-maintained communal areas along with access to secure, gated car parking, and the apartment comes with two designated car parking areas—the upgraded accommodation is briefly outlined below.

One large bedroom with dual windows is big enough to allow working from home space or a study area, etc. There is also a contemporary open-plan living/dining arrangement that has access to a fitted kitchen that has had a new oven fitted.

In addition, there is a white bathroom suite that has a separate shower cubicle, and the property benefits further from gas-fired central heating and UPVC double glazing.

Belfast and Lisburn are easily accessible, as are excellent transport links, including the Glider service, and the motorway network is also within easy reach.

A lovely apartment that must be seen to be fully appreciated!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(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 £119,950

## APT 25 MOUNT EAGLES LODGE, BELFAST, BT17 0WU

### Key Features

- A beautiful ground floor apartment offering accessible and easy-to-manage living space within this extremely desirable location!
- Comfortable living room open plan to a contemporary kitchen/dining arrangement.
- Well-maintained communal entrance to the apartment entrance hall that has a handy storage cupboard.
- Secure, gated car parking with access to two designated car parking spaces.
- Excellent transport links close by and access to the Glider service on the Stewartstown Road.
- One large bedroom with dual windows.
- White bathroom suite with separate shower cubicle.
- Gas-fired central heating / fully double glazed / higher-than-average energy rating (EPC C-79)
- Close to local shops, and accessibility to lots of schools and amenities as well as proximity to both Belfast and Lisburn.
- Early viewing strongly recommended!





## GROUND FLOOR

Door entry intercom system, to;

## COMMUNAL APARTMENT ENTRANCE

To;

## ENTRANCE PORCH

To;

## SPACIOUS ENTRANCE HALL

Storage cupboard.

## LIVING / KITCHEN / DINING

Range of high and low level units, single drainer stainless steel sink unit, new oven, built-in hob, stainless steel extractor fan, partially tiled walls, integrated dishwasher.

## BEDROOM 1

12'2 x 11'6

## WHITE BATHROOM SUITE

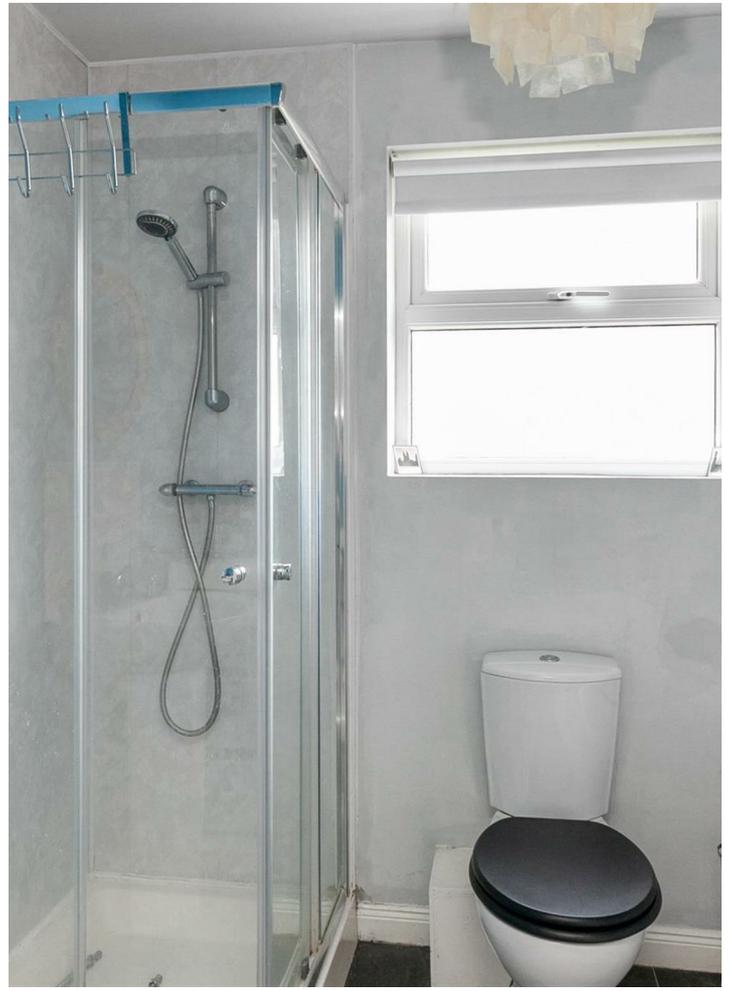
Bath, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, extractor fan.

## OUTSIDE

Double gates to carparking x 2 spaces.

# APT 25 MOUNT EAGLES LODGE, BELFAST, BT17 0WU









# APT 25 MOUNT EAGLES LODGE, BELFAST, BT17 0WU



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. 18284597**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

