

APT 7 MOUNT EAGLES COURT, STEWARTSTOWN ROAD, BELFAST, BT17 0XT

A unique opportunity to acquire a beautiful, well maintained and presented top floor penthouse apartment within this established gated, residential development. Two excellent, bright, double bedrooms. Lounge / dining / living area open to luxurious fitted kitchen. Luxury white bathroom suite with separate shower cubicle. Feature flooring / internal doors. Upvc double glazed windows. Gas fired central heating system. Good, fresh, youthful presentation throughout. Gated access / car parking with automatic double gates. A desirable residential location that is convenient to both Belfast and Lisburn, as well as arterial routes, the wider motorway network, lots of amenities, there are also excellent transport links close by to include the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service. Great elevated views. Fantastic first time buy. Well worth a viewing. Please note monthly maintenance fee with this apartment is approximately £71 per month.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(17-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £129,950

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Key Features

- Beautiful, well maintained and presented top floor penthouse apartment.
- Lounge / dining / living area.
- Luxury white bathroom suite with separate shower cubicle.
- Upvc double glazed windows.
- Good, fresh, youthful presentation throughout.
- Two excellent, bright double bedrooms.
- Luxurious fitted kitchen.
- Feature flooring / internal doors.
- Gas fired central heating system.
- Gated access and car parking with automated access / Fantastic first time buy.





GROUND FLOOR

Door entry intercom system,
communal stairs to;

SECOND FLOOR PENTHOUSE

APARTMENT ENTRANCE

Front door to;

ENTRANCE HALLWAY

Downlighters, wooden effect strip
floor, separate built-in cloaks.

LOUNGE / LIVING AREA

15'1 x 11'5

Open plan to;

LUXURY FITTED KITCHEN

9'5 x 9'7

Range of high and low level units,
single drainer stainless steel sink
unit, built-in 4 ring gas hob and
underoven, stainless steel extractor
fan, integrated dishwasher,
integrated fridge and freezer,
plumbed for washing machine, gas
boiler (Worcester).

PRINCIPLE BEDROOM 1

13'5" x 11'3"

Wooden effect strip floor.

BEDROOM 2

13'3" x 10'2"

LUXURY WHITE

BATHROOM SUITE

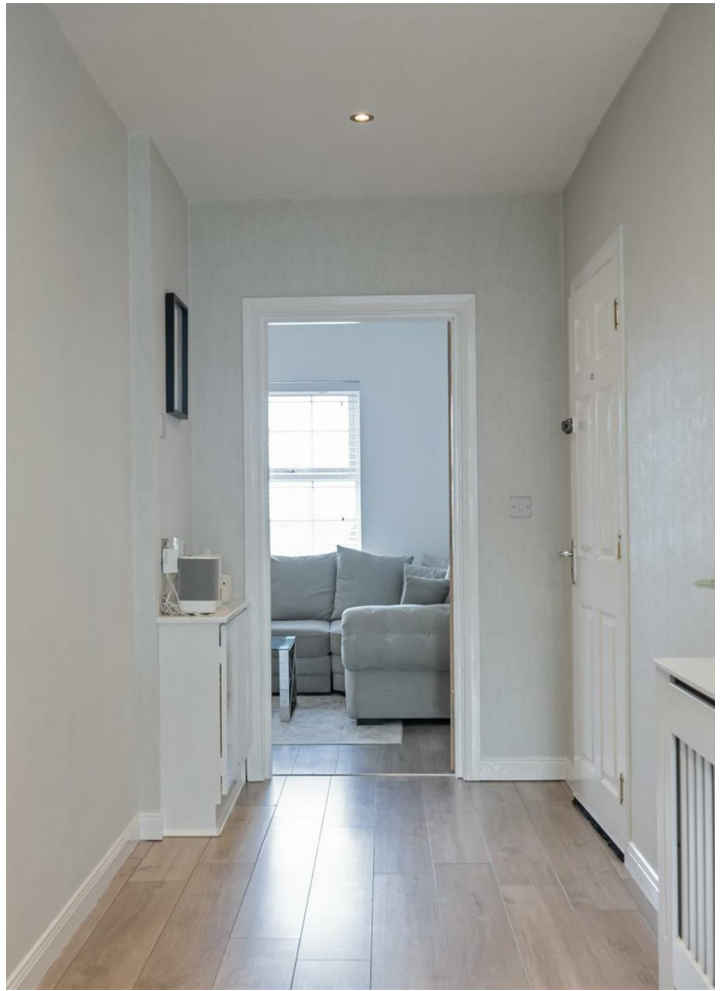
Panelled bath, telephone hand
shower, low flush w.c. wash hand
basin, fully tiled shower cubicle,
thermostatically controlled shower
unit, tiling, chrome heated towel
rail.

OUTSIDE

Feature automatic double gates to
carparking.

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QXT**







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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. 18396408

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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