



APT1, 1D FRUITHILL PK, ANDERSONSTOWN ROAD, BELFAST, BT11 8GH

A very unique opportunity to acquire a well maintained and presented ground floor apartment within this established gated development, superbly placed in this preferred and highly sought-after location that rarely becomes available, Fruithill Park just off the established Andersonstown Road. The Apartment offers fantastic doorstep convenience, a short walk to an abundance of amenities in Andersonstown, with excellent transport links, including the Glider service all close by. The apartment has a higher-than-average EPC Energy Rating (EPC C-77) and offers easy-to-manage and secure living within a settled environment. Two good, bright, double bedrooms. Principle bedroom with feature bay window / luxury ensuite shower room. Lounge / living / dining area with feature bay window open to a fully fitted kitchen. Recently installed luxury shower suite with feature shower enclosure. Upvc double glazed windows. Gas fired central heating system. Good fresh presentation throughout. Private and secluded gated development with car parking and automated double gates. Chain free / immediate possession. Well worth a visit.

A service charge of approximately £119 per month is payable at present. We recommend that the purchaser and their Solicitor confirm all detail at time of purchase.



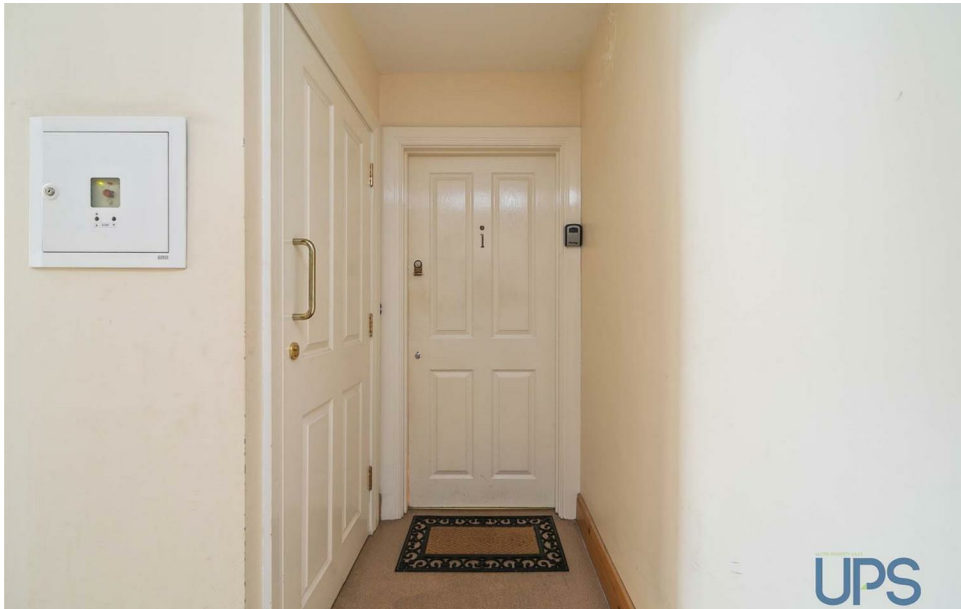
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £149,950

Key Features

- A very unique opportunity to acquire a well maintained and presented ground floor Apartment within this established gated development.
- Principle bedroom with feature bay window and luxury ensuite shower room.
- Fully fitted kitchen.
- Upvc double glazed windows.
- Private and secluded gated development with car parking and double gates.
- Two good bright, double bedrooms.
- Lounge / Living / Dining area with feature bay window.
- Recently installed luxury shower suite with feature shower enclosure.
- Gas fired central heating system.
- Chain free / immediate possession / Well worth an inspection.





GROUND FLOOR

Feature communal entrance door to;

ENTRANCE HALL

Wooden effect strip floor, built-in robes.

LOUNGE / LIVING / DINING AREA

18'0 x 13'5

Feature bay window, wooden effect strip floor, open to;

LUXURY FITTED KITCHEN

9'6 x 9'5

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring hob, under oven, overhead extractor hood, integrated dishwasher, plumbed for washing machine, wooden effect strip floor.

PRINCIPLE BEDROOM 1

14'2 x 12'4

Feature bay window, wooden effect strip floor.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, pedestal wash hand basin, low flush w.c. Tiling and feature flooring.

BEDROOM 2

12'4 x 11'4

Wooden effect strip floor.

WHITE SHOWER SUITE

Feature Shower cubicle, thermostatically controlled shower unit, wash hand basin, low flush w.c, downlighters, wall coverings and flooring.

OUTSIDE

Automated double gates to secure gated car parking, communal landscaped gardens, mature planting.

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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. 18409887

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

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