



## 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.



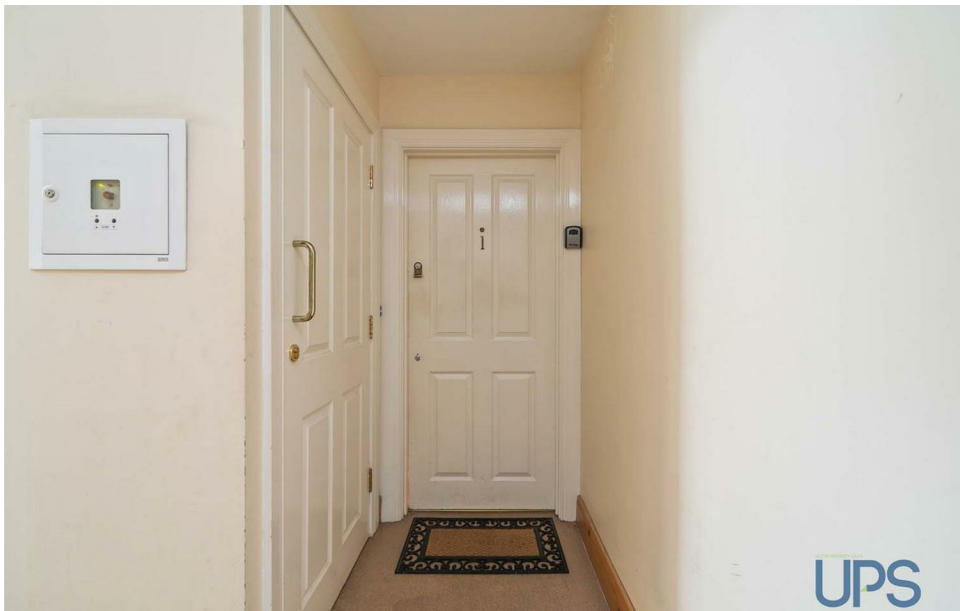
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C		77	79
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 an 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

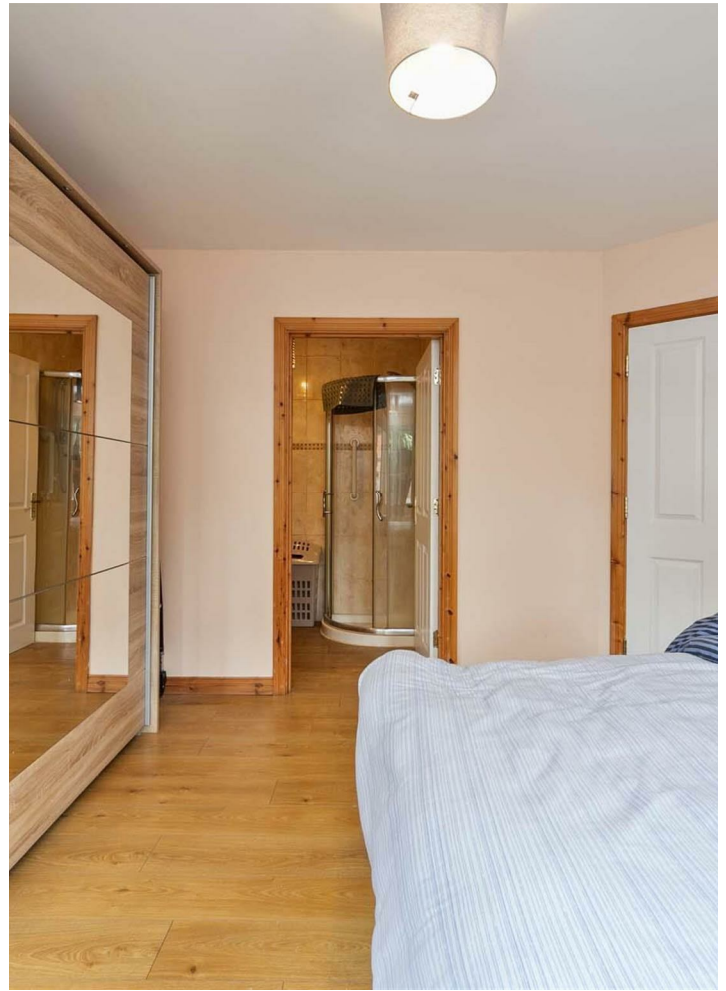
Feature Shower cubicle, thermostatically controlled shower unit, wash hand basin, low flush w.c, downlighters, wall coverings and flooring.

## OUTSIDE

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

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









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



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

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



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark