



## 2 Palace Gardens , Belfast, BT15 5DT

Charming Ground Floor Apartment Situated Within This Most Desirable Address

A fabulous opportunity to purchase a delightful ground floor apartment situated within this highly desirable and convenient location. The spacious interior comprises 1 good sized bedroom, spacious lounge, fitted kitchen and modern white bathroom suite with corner shower unit. The dwelling further offers uPvc double glazed windows, gas fired central heating, walk in wardrobe and has benefited from a programme of recent improvement works creating a luxurious apartment with rear hard landscaped garden and on street car parking making this an opportunity suitable for the first time buyer or those looking to downsize.

Immediate viewing highly recommended!

## Offers In The Region Of £92,500

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		71	72
EU Directive 2002/91/EC			

# 2 Palace Gardens

, Belfast, BT15 5DT



- Charming Ground Floor Apartment
- Fitted Kitchen
- Hard Landscaped Rear Garden
- Principal Bedroom
- Double Glazed Windows
- Highly Regarded Location
- Spacious Lounge
- Modern White Bathroom

### Communal Entrance Hall

Solid Entrance Door, intercom.

walls ,wood laminate floor, panelled radiator.

### Communal Gardens

Front and Rear

### Open Entrance Hall

#### Lounge

13'1" x 12'8" (4.01 x 3.88)

Wood laminate floor, panelled radiator.

#### Bedroom

9'4" x 9'3" (2.85 x 2.83)

Wood laminate floor, panelled radiator.

### Hard Landscaped Rear Patio Garden

Management Company £ 70 a month.

#### Inner lobby

Walk in store, panelled radiator

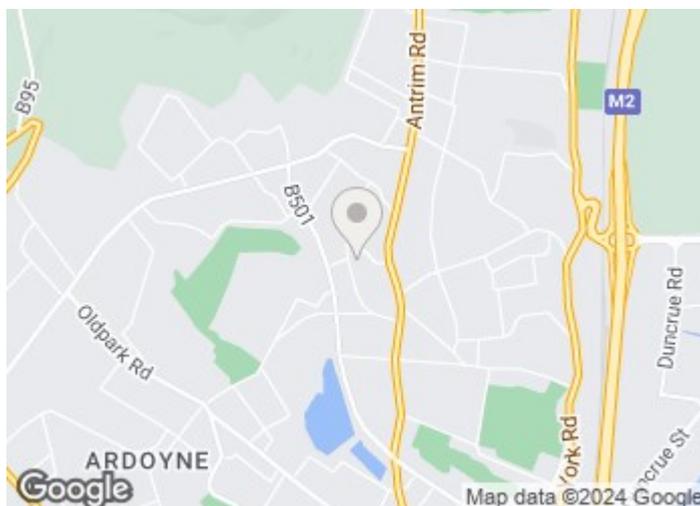
#### Kitchen

9'4" x 8'8" (2.86 x 2.66)

Single bowl stainless steel sink unit, range of high and low level units, formica worktops, cooker space, under fridge space, wall mounted gas boiler, partly tiled walls, panelled radiator, wood laminate flooring.

#### Bathroom

Modern white suite comprising panelled bath telephone hand shower, pedestal wash hand basin, low flush Wc, partly tiled

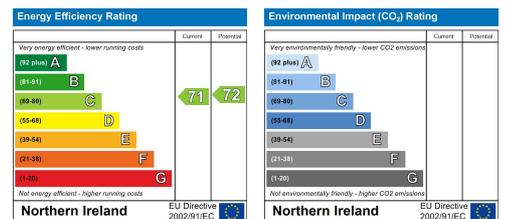


### Directions



# Floor Plan

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