



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		

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, 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.

Open Entrance Hall

Lounge
13'1" x 12'8" (4.01 x 3.88)
Wood laminate floor, panelled radiator.

Inner lobby
Walk in store, panelled radiator

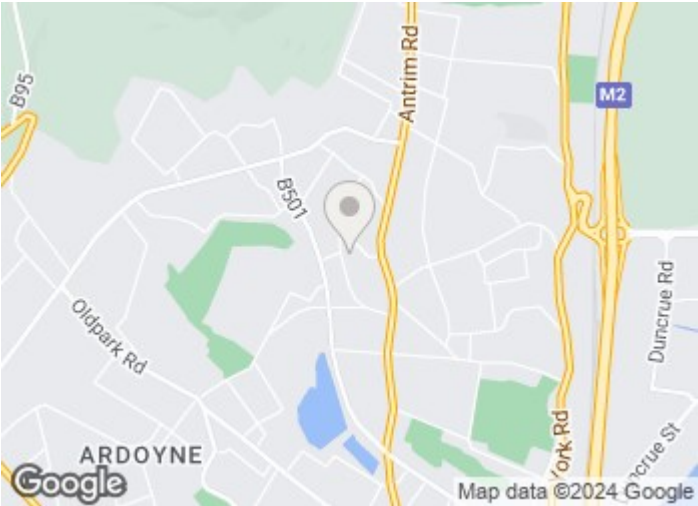
Bathroom
Modern white suite comprising panelled bath telephone hand shower, pedestal wash hand basin, low flush Wc, partly tiled

walls ,wood laminate floor, panelled radiator.

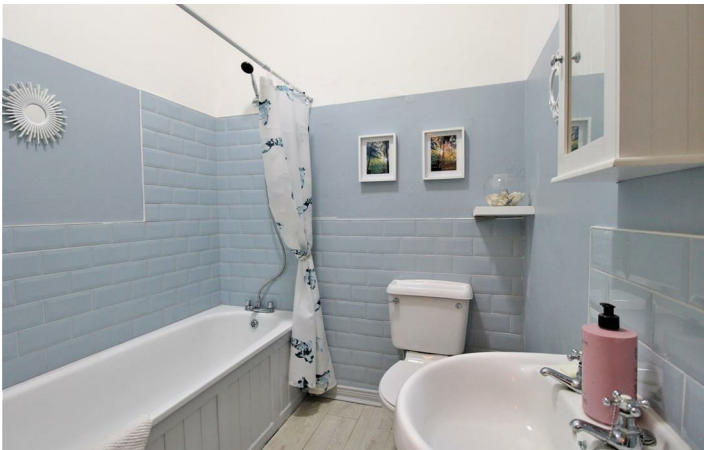
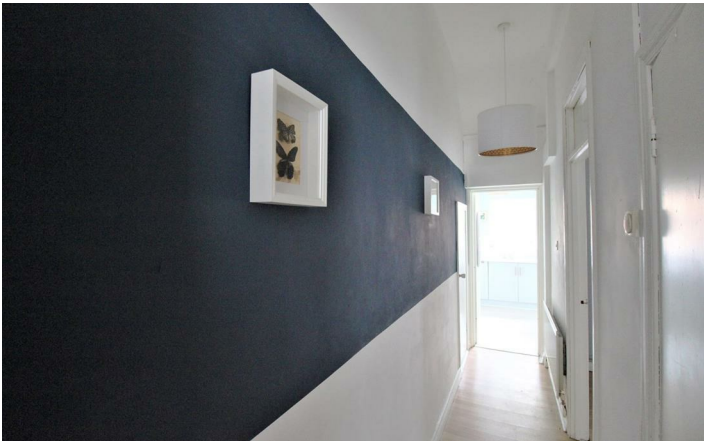
Bedroom
9'4" x 9'3" (2.85 x 2.83)
Wood laminate floor, panelled radiator.

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.

Communal Gardens
Front and Rear
Hard Landscaped Rear Patio Garden
Management Company £ 70 a month.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

