



## 12 Highgrove Meadows , Belfast, BT13 3FX

**Offers In The Region Of  
£114,950**

Spacious Modern Constructed Second Floor Luxury Turn Key Finished Apartment

A fabulous opportunity to purchase a luxuriously appointed turn key second floor apartment set within this most admired development. One of only three apartments within the block the spacious modern interior comprises 2 bedrooms, spacious lounge, open plan integrated kitchen incorporating built-under oven and ceramic hob, integrated fridge/freezer, integrated washer dryer and contemporary white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, Juliette balcony from lounge and benefits from little or no maintenance worries. Communal car parking and spacious communal gardens combines with a superb corner site with dual aspect to make this an opportunity not to be missed.

Internal inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 12 Highgrove Meadows

, Belfast, BT13 3FX



- Luxury Turn Key Apartment
- Gas Central heating
- Superb Views
- 2 Bedroom Open Plan Lounge
- Upvc Double Glazed Windows
- Highest Presentation
- Modern Intergrated Kitchen
- Contemporary White Bathroom

## Communal Entrance Hall

Intercom entry, Double glazed entrance door

## Entrance Hall

Intercom, storage cupboard, panelled radiator.

## Lounge

17'9" x 16'1" (5.41m x 4.90m)

Ceramic tiled floor, panelled radiators, Juliette balcony, Upvc double glazed doors,

Open Plan

## Kitchen

Bowl 1/2 single drainer stainless steel sink unit, extensive range of

high and low level units, formica worktops, built-under oven and ceramic hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated washing machine, concealed gas boiler, partly tiled walls, ceramic tiled floor.

## Bathroom

Contemporary white suite comprising shower cubical, thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, chrome radiator, partly tiled walls, ceramic tiled floor.

## Bedroom

13" x 10'11" (3.96m x 3.33m)  
Panelled radiator

## Bedroom

9'11" x 9'2" (3.03 x 2.81)  
Panelled radiator.

## Roofspace

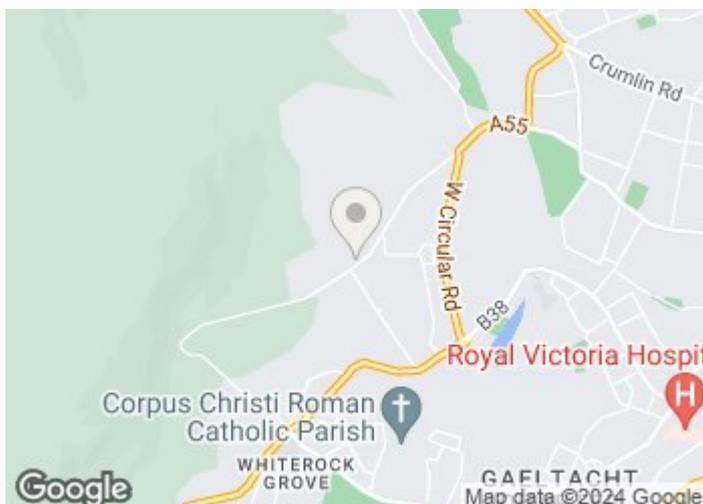
Slings-by type ladder partly floor electric light.

## Outside

Communal gardens bins area designated car parking space.

## Service charge

Aprox £55.00 per month

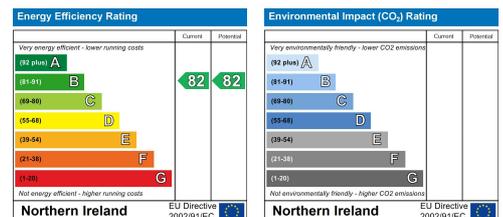


## Directions



# Floor Plan

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