

64 Henderson Avenue , Belfast, BT15 5FQ

**Offers In The Region Of
£114,950**

Spacious First Floor Apartment Set Within a Cul de Sac Setting Just Off The Cavehill Road

Holding a cul de sac position this first floor apartment affords excellent sized accommodation within this ever popular and sought after location. The modernised interior comprises 3 bedrooms, spacious lounge with French door to balcony, fitted kitchen with dining area and modern white bathroom suite complete with drench shower. The dwelling further benefits from uPvc double glazed windows, gas central heating and extensive use of wood laminate floor coverings. A most convenient location with excellent shopping, public transport and parks all within walking distance makes this the perfect buy for the investor or first time buyer alike.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
EU Directive 2002/91/EC		

64 Henderson Avenue

, Belfast, BT15 5FQ



- Spacious First Floor Apartment
- 3 Bedrooms Spacious Lounge
- Cul De Sac Position
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Gas Central Heating
- Modern White Bathroom Suite
- Balcony Off Lounge

Communal Entrance Hall

Intercom entry.

Entrance Hall

Composite entrance door, wood laminate floor, panelled radiator.

Lounge

15'8" x 11'6" (4.79 x 3.52)

Attractive fireplace, panelled radiator, upvc double glazed french door to balcony.

Kitchen

12'11" x 8'4" (3.96 x 2.56)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, under fridge space,

plumbed for washing machine, partly tiled walls, concealed gas boiler, hotpress/coppery cylinder.

Dining Area: panelled radiator.

Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, telephone hand shower, drench shower, vanity unit, low flush wc, partly tiled walls, feature radiator, ceramic tiled floor.

Bedroom

11'4" x 7'9" (3.46 x 2.37)

Wood laminate floor, panelled radiator.

Bedroom

11'4" x 11'3" (3.47 x 3.44)

Wood laminate floor, panelled radiator.

Bedroom

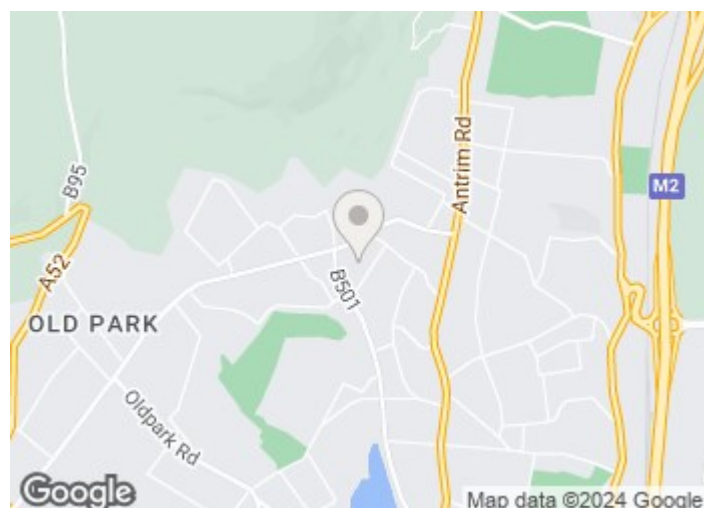
10'3" x 7'8" (3.13 x 2.36)

Wood laminate floor, panelled radiator.

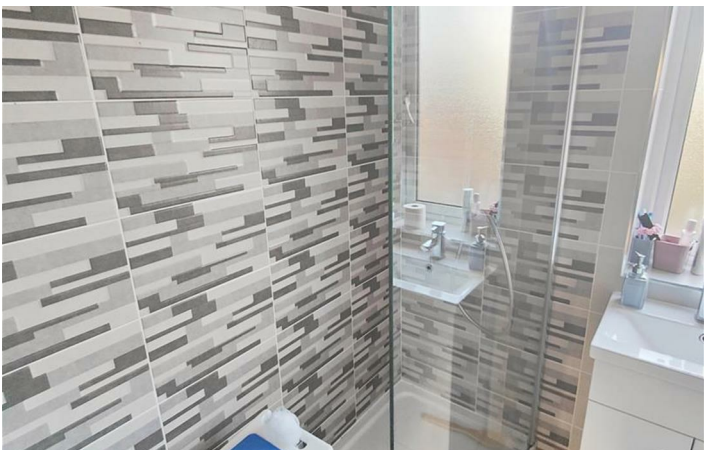
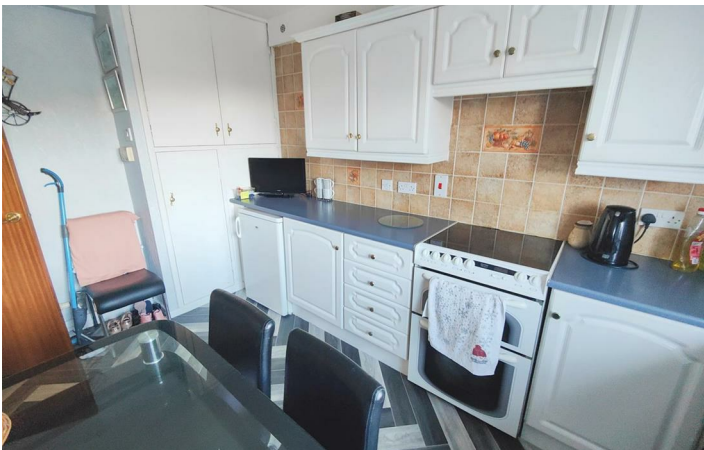
Outside

Communal gardens hard landscaped.

Management Fees £ 388.44 approx per annum.



Directions



Floor Plan



Flat 18, 64 Henderson Avenue, BELFAST, BT15 5FQ



Total Area: 66.8 m² ... 719 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
<div>Very energy efficient - lower running costs</div> <div><div>92 plus</div><div>A</div><div>91-91</div><div>B</div><div>89-89</div><div>C</div><div>85-85</div><div>D</div><div>83-84</div><div>E</div><div>81-81</div><div>F</div><div>79</div><div>G</div><div>Not energy efficient - higher running costs</div></div> <div>Northern Ireland</div> <div>EU Directive 2002/91/EC</div>			<div>Very environmentally friendly - lower CO₂ emissions</div> <div><div>92 plus</div><div>A</div><div>91-91</div><div>B</div><div>89-89</div><div>C</div><div>85-85</div><div>D</div><div>83-84</div><div>E</div><div>81-81</div><div>F</div><div>79</div><div>G</div><div>Not environmentally friendly - higher CO₂ emissions</div></div> <div>Northern Ireland</div> <div>EU Directive 2002/91/EC</div>		
Current	Potential	76	77	Current	Potential

ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN
028 9060 5200
- BALLYHACKAMORE
028 9047 1515
- BALLYMENA
028 2565 7700
- BALLYNAHINCH
028 9756 1155
- BANGOR
028 9127 1185
- CARRICKFERGUS
028 9336 5986
- CAUSEWAY COAST
0800 644 4432
- CAVEHILL
028 9072 9270
- 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



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark