



12 Downview Manor , Belfast, BT15 4JL

**Offers In The Region Of
£174,950**

Spacious Top Floor Apartment set within this Impressive Gated Development

Holding probably the best position within what is undoubtedly the finest block of apartments set in the Antrim Road, this magnificent property will immediately impress. The spacious second floor interior comprises 2 bedrooms, principal with en-suite shower room, lounge into bay, dining area, fully integrated kitchen and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, ample storage and extensive use of ceramic and wood strip flooring. Affording far reaching views over Belfast lough and the city with southernly aspect and minutes walk from bus routes, cafes, Belfast Castle and Fortwilliam Golf Club, this is an opportunity not to be missed.

Exceptional location, Exceptional apartment - Early Viewing is highly recommended.

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	76	78
EU Directive 2002/91/EC		

12 Downview Manor

, Belfast, BT15 4JL



- Stunning Top Floor Apartment
- Elevator Access Gated Development
- 2 Bedrooms Spacious Lounge
- Integrated Fitted Kitchen
- Modern White Bathroom
- En-suite Shower Room
- Upvc Double Glazed Windows
- Balcony With Far Reaching Views
- Utility Cupboard
- Highly Regarded Development

Communal Entrance Hall

Intercom entry, ceramic tiled floor.

Elevator

Access to all floors.

Entrance Hall

Intercom remote entry, storage cupboard, cloaks.

Bedroom

13'10" x 8'6" (4.23 x 2.60)

Panelled radiator.

Bedroom

14'8" x 12'0" (4.48 x 3.66)

Upvc double glazed patio doors to balcony, corniced ceiling, panelled radiator.

Balcony

Southerly aspect, panoramic views.

En-suite Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit,

pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Bathroom

White suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Lounge into Bay

16'2" x 15'9" (4.93 x 4.81)

Attractive marble fireplace, gas fire, wood strip floor, 2 panelled radiators, recessed lighting, corniced ceiling.

Integrated Kitchen

11'11" x 7'8" (3.65 x 2.35)

Bowl and a half single drainer composite sink unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel canopy extractor fan, integrated fridge/freezer,

integrated dishwasher, integrated washing machine, concealed gas boiler, partly tiled walls, ceramic tiled floor, recessed lighting.

Utility Cupboard

5'10" x 3'10" (1.78 x 1.19)

Roof Space

Storage

Outside

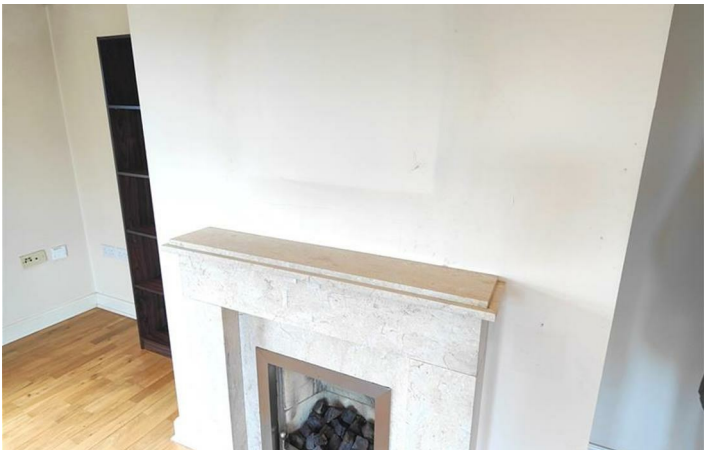
Communal gardens, heavily stocked in lawns and mature carparking bays gated entrance.

Management Fees Approx £ 1097.64 per annum.

Buildings Insurance Approx £ 417.26 per annum.



Directions



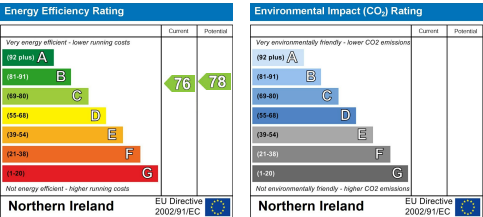
Floor Plan

UPS
12, Downview Manor, BELFAST, BT15 4JL



Total Area: 70.6 m² ... 759 ft² (excluding balcony)
All measurements are approximate and for display purposes only

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