



## 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 southerly 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		76	78
(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	

# 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

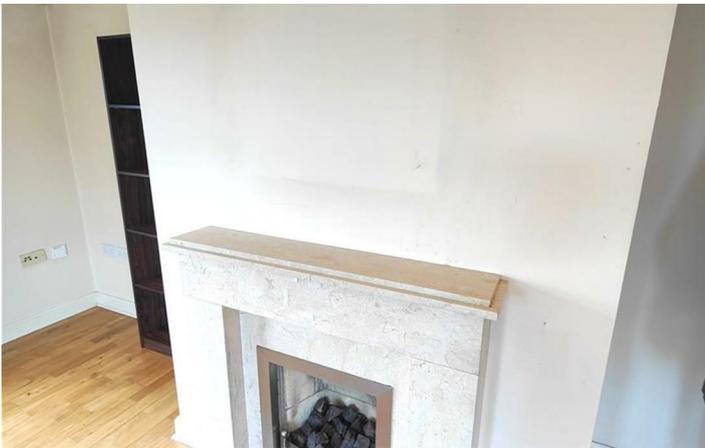
Communal gardens, heavily stocked in lawns and mature carparking bays gated entrance.

Management Fees Approx £ 1097.64 per annum.

Buildings Insurance Approx £ 417.26 per annum.



## Directions



# Floor Plan

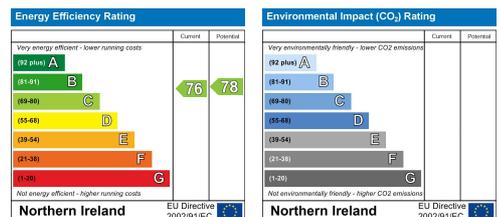


12, Downview Manor, BELFAST, BT15 4JL



Total Area: 70.6 m<sup>2</sup> ... 759 ft<sup>2</sup> (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN**  
 028 9060 5200
- BALLYNAHINCH**  
 028 9756 1155
- CAUSEWAY COAST**  
 0800 644 4432
- FORESTSIDE**  
 028 9064 1264
- NEWTOWNARDS**  
 028 9181 1444
- BALLYHACKAMORE**  
 028 9047 1515
- BANGOR**  
 028 9127 1185
- CAVEHILL**  
 028 9072 9270
- GLENGORMLEY**  
 028 9083 3295
- RENTAL DIVISION**  
 028 9070 1000
- BALLYMENA**  
 028 2565 7700
- CARRICKFERGUS**  
 028 9336 5986
- DOWNPATRICK**  
 028 4461 4101
- MALONE**  
 028 9066 1929



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