



ULSTER PROPERTY SALES

# UPS

**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 2 Fortwilliam Court , Belfast, BT15 4DS

Luxuriously Appointed Ground Floor Apartment

A unique opportunity to purchase a magnificent ground floor apartment set within this most exclusive apartment development overlooking the historic gates of Fortwilliam Park. The luxuriously appointed accommodation comprises 2 bedrooms, lounge with feature fireplace and dining area, separate fitted kitchen incorporating built-in oven and hob, integrated fridge freezer and modern white bathroom suite with shower cubicle. The dwelling further offers gas fired central heating, extensive range of built-in slide robes to bedroom one and intercom entry.

Excellent car parking and communal gardens combines with a 'village style' location with excellent local shopping and public transport links all within walking distance makes early viewing highly recommended.

**Offers In The Region Of  
£154,950**

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

## 2 Fortwilliam Court

, Belfast, BT15 4DS



- Luxuriously Appointed Ground Floor Apartment
- Luxury Integrated Kitchen
- Double Glazed Windows
- Gated Grounds
- Highly Regarded Location & Close To All Local Amenities
- Modern White Bathroom Suite
- Highest Presentation
- 2 Bedrooms Lounge with Dining Area
- Gas Central Heating
- Ample Carparking

### Communal Entrance Hall

Solid wood entrance door, intercom entry.

### Entrance Hall

Entrance door, cloaks-storage cupboard.

### Lounge

19'6" x 11'10" (5.96 x 3.63)

Attractive hardwood fireplace, marble inset, wood laminate floor, double panelled radiator.

### Dining Area

Double panelled radiator.

### Kitchen

8'3" x 6'4" (2.53 x 1.94)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, integrated fridge/freezer, plumbed for washing machine, wine rack, partly tiled walls, ceramic tiled floor.

### Bedroom

8'2" x 7'6" (2.50 x 2.30)

Extensive range of built-in mirrored slider robes, concealed gas boiler, double panelled radiator.

### Bedroom

11'8" x 10'7" (3.57 x 3.24)

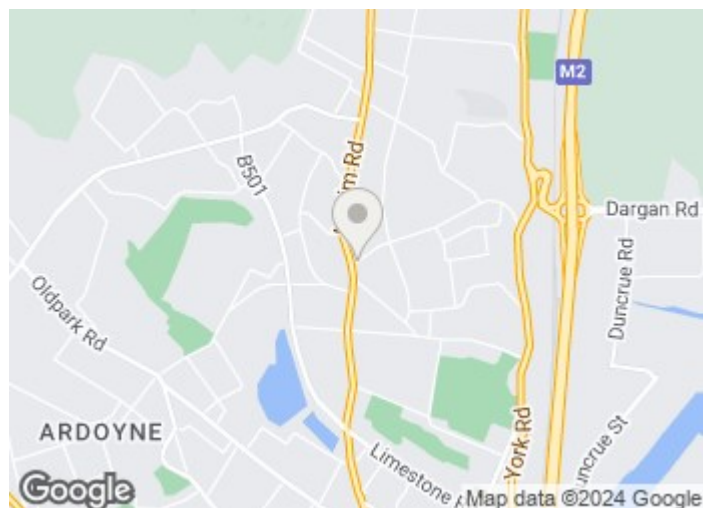
Panelled radiator.

### Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, double panelled radiator.

### Outside

Communal gardens, rear car parking.



### 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.

