



## Flat 1 & Flat 2, 16 Hughenden Avenue , Belfast, BT15 5DB **Offers Around £225,000**

Superb Investment Opportunity - Spacious Ground And First Floor Apartments With Private Low Maintenance Gardens & Garage

A rare opportunity to purchase a superb investment opportunity within this much admired location. The apartments offer spacious accommodation, own door access and have been well maintained and updated with uPvc double glazed windows, gas central heating, garage and driveway parking. This a unique investment opportunity- Early viewing strongly 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		61	71
EU Directive 2002/91/EC			

# Flat 1 & Flat 2, 16 Hughenden Avenue , Belfast, BT15 5DB



- Superb Investment Opportunity
- Gas Central Heating
- Driveway Parking & Detached Garage
- Ground & First Floor Apartments
- Upvc Double Glazed Windows
- Significant Potential
- Own Door Access
- Low Maintenance Gardens
- Highly Regarded Location

## Flat 1 - Entrance Porch

Hardwood double doors, built-in storage, Lvf flooring.

## Entrance Hall

Lvf flooring, panelled radiator.

## Lounge

171" x 137" into bay (5.21 x 4.15 into bay)

Exposed timber flooring, picture rail, fireplace with wooden surround, double panelled radiator.

## Fitted Kitchen

14'2" x 12'1" (4.33 x 3.70)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, fridge freezer space, plumbed for washing machine, picture rail, ceramic tiled floor.

## Rear Lobby

Hardwood door to rear. ceramic tiled floor.

## Bedroom

13'5" x 9'10" at widest (4.10 x 3.01 at widest)

Ceramic tiled floor, panelled radiator, double aspect windows.

## En-Suite

Classic white suite comprising panelled bath with telephone handset shower, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

14'11" x 13'2" into bay (4.55 x 4.03 into bay)

Exposed timber floor, picture rail, fireplace with slate hearth, double panelled radiator.

## Bathroom

Modern white suite comprising fully tiled shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, double panelled radiator.

## Garage

Up and over door.

## Outside

Tarmac driveway parking, low maintenance communal gardens in timber decking and artificial grass. Outside water tap.

## Flat 2 - Entrance Porch

Hardwood entrance door, external lighting, stairs to first floor.

## Lounge

15'7" x 14'1" into bay (4.75 x 4.31 into bay)

Picture rail, double panelled radiator.

## Kitchen with Dining

14'1" x 11'11" (4.30 x 3.65)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, free standing cooker, stainless steel extractor, fridge freezer space, plumbed for washing machine, gas boiler, panelled radiator, Lvf flooring.

## Bathroom

Fully tiled modern white suite comprising panelled bath with telephone handset shower, vanity unit, fully tiled walls, ceramic tiled floor, panelled radiator.

## Separate WC

Low flush WC, exposed timber floor, panelled radiator, partially tiled walls.

## Bedroom

13'11" x 12'1" (4.26 x 3.69)

Picture rail, built-in storage, panelled radiator.

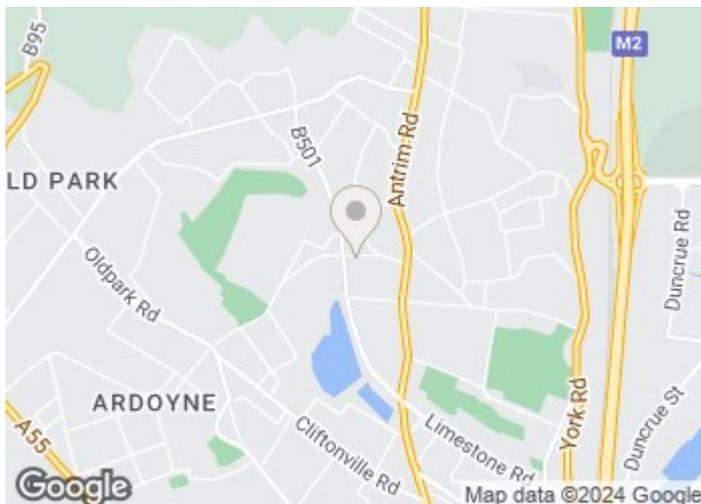
## Bedroom

10'2" x 9'6" (3.10 x 2.91)

Picture rail, panelled radiator.

## Outside

Driveway parking, low maintenance communal gardens in artificial grass and shrubs.



## Directions



# Floor Plan



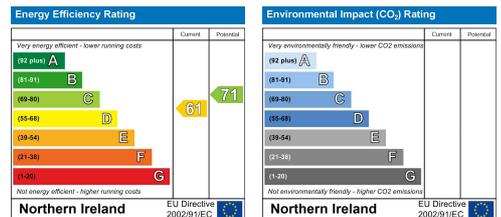
Flat 1, 16 Hughenden Avenue, BELFAST, BT15 5DB



Total Area: 76.4 m<sup>2</sup> ... 822 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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