



## Apt 5 3 Chichester Park South , Belfast, BT15 5DW

**Offers Around £134,950**

Fantastic 2 Bedroom Penthouse Apartment Within This Grand Mansion House

Offering delightful tree top views this superb apartment offers spacious split level accommodation which comprises 2 double bedrooms, living room with exposed timber flooring, study/guest area, separate modern kitchen with dining area and modern white bathroom suite with bath. The dwelling further offers uPvc double glazed windows, gas central heating, intercom entry and excellent storage throughout. With extensive communal grounds, off street parking and all set within this highly regarded Antrim Road location Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	64	73
		EU Directive 2002/91/EC



# Apt 5 3 Chichester Park South

, Belfast, BT15 5DW



- Fantastic 2 Bedroom Penthouse Apartment
- Modern Fitted Kitchen With Dining
- Gas Central Heating
- Sought After Antrim Road Location
- 2 Double Bedrooms
- Modern White Bathroom Suite
- Extensive Communal Grounds
- Living Room, Study/Guest Area
- Upvc Double Glazing
- Communal Parking

## Communal Entrance Hall

Intercom access. Ceramic tiled floor. worktops, shelving, 5 ring gas hob,

## Entrance Hall

Exposed timber flooring, built-in storage, panelled radiator.

## Living Room

15'7" x 15'3" (4.76 x 4.67)

Exposed timber flooring, fireplace surround, double panelled radiator.

## Study

16'2" x 6'4" (4.95 x 1.95)

Exposed timber flooring, shelving, panelled radiator.

## Kitchen

13'6" x 9'10" (4.12 x 3.01)

Bowl and a half stainless steel sink unit with mixer tap, extensive range

of high and low level units, formica

stainless steel under oven, stainless steel canopy extractor fan, plumbed for washing machine, plumbed for dish washer, fridge freezer space, tiled splash back, ceramic tiled floor, recessed lighting, panelled radiator.

Dining Area

## Bathroom

White suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, partly tiled walls, exposed timber flooring, panelled radiator.

## Bedroom

11'10" x 13'0" (3.63 x 3.97)

Lvf flooring, double panelled radiator.

## Bedroom

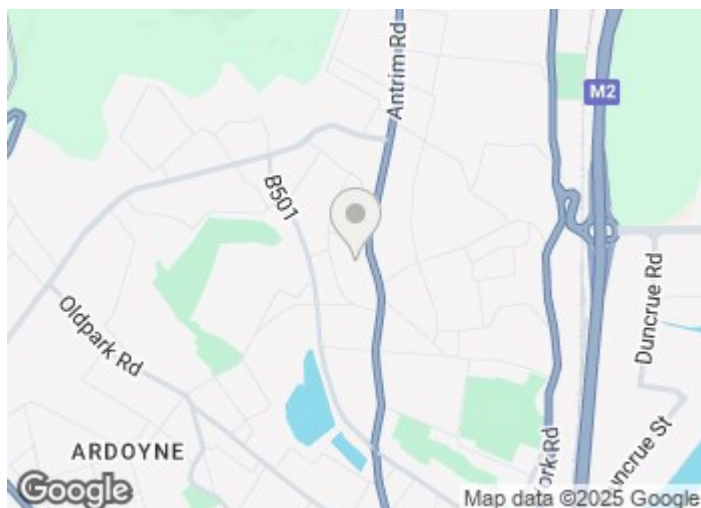
11'10" x 9'6" (3.62 x 2.92)

Exposed timber flooring, built-in storage, concealed gas boiler, double panelled radiator.

## Outside

Extensive communal grounds, communal car parking, outside storage.

Management fee approx £ 75.00 pcm.



## Directions





Floor Plan

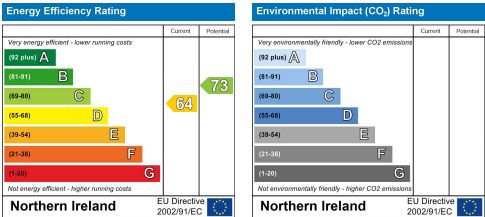


Apartment 5, Ardilea House, BELFAST, BT15 5DW



Total Area: 83.6 m² ... 899 ft²  
All measurements are approximate and for display purposes only

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