



12f Heath Lodge Square , Belfast, BT13 3WH

**Offers In The Region Of
£99,950**

Superb First Floor Apartment Holding A Prime Position Within This Much Admired Residential Development.

A spacious first floor apartment situated within this exceptionally popular development. The interior comprises 1 bedroom, lounge with open plan fitted kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, intercom entry and is ideally suited to the investor first time buyer or downsizer alike. Most sought after Ballygomartin Road location with public transport, shopping, leading schools all close to hand with Belfast City Centre just a short commute away - 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		EU Directive 2002/91/EC

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- Superb First Floor Apartment
- Modern White Bathroom Suite
- Ever Popular Development
- 1 Bedroom
- Gas Central Heating
- Early Viewing Highly Recommended
- Lounge With Open Plan Kitchen
- Upvc Double Glazed Windows

Communal Entrance Hall

Intercom access.

Entrance Hall

Built-in storage, panelled radiator.

Lounge/Kitchen

14'8" x 16'0" (4.48 x 4.89)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, built-in under oven, 4 ring gas hob, fridge/freezer space, plumbed for washing machine, front yard. partly tiled walls, double panelled radiator, intercom entry.

Bathroom

Modern white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls, partly pvc walls, extractor fan.

Bedroom

9'8" x 10'9" (2.96 x 3.29)

Built-in storage, double panelled radiator.

Outside

Communal hard landscaped



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.

