



Apt 4 Newforge Manor,
11 Newforge Lane
Belfast
BT9 5NT

Asking price £299,950

Welcome to Apt 4, Newforge Manor!

A superb first floor two bed roomed apartment within this highly sought after Arts and Crafts style development just off the Malone Road with easy access to Belfast City centre, Lisburn Road and Lagan Valley Regional Park. The luxuriously appointed accommodation is in excellent condition throughout and ready to receive its new owner. We have no hesitation in recommending internal inspection to fully appreciate this lovely property.

- **Luxury First Floor Apartment**
- **2 Bedrooms**
- **Master Bedroom with En Suite**
- **Open plan Living / Dining Room**
- **Kitchen with Separate Utility Room**
- **Large Bathroom with Seperate Shower**
- **Pvc Double Glazed Windows**
- **Gas Fired Central Heating**
- **Lifts to all floors**
- **Superb order throughout**

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



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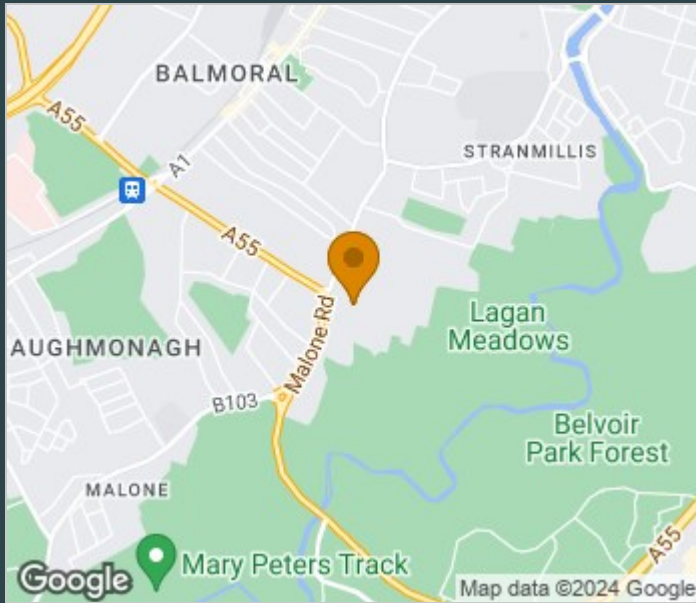


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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 80 | 80 |
| (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  | |



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.

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