



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Apartment 1,
19 The Walled Garden,
Belfast,
County Antrim, BT4

Asking Price: £235,000

Reeds Rains

reedsrains.co.uk

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Asking Price: £235,000

EPC Rating: C

Ideally positioned within this highly regarded development just off the Circular Road is this beautifully appointed duplex apartment.

Internally this fine apartment offers bright and spacious accommodation comprising two generous bedrooms, modern fitted kitchen, spacious lounge and shower room with luxury white suite.

Additional benefits include mezzanine/study area, gas central heating and double glazed windows.

Externally there is secure gated basement car parking with additional surface visitors car parking and well tended communal gardens.

This sought after development is only a short distance from the many day to day amenities on the Belmont Road and Ballyhackamore village. Public transport links for city commuting, Stormont Parliament buildings and the Ulster Hospital are also close at hand.

We have no doubt that this property will create a strong demand when presented to the open market. To appreciate the many quality attributes on offer, early viewing is strongly recommended to avoid disappointment.

Accommodation

Communal entrance hall, apartment front door, entrance hall, intercom, solid oak wooden floor, recessed spotlights, built in store with shelving and light. Sliding door to kitchen.

Modern Fitted Kitchen

6'5" x 6'3" (1.96m x 1.9m)
Stainless steel circular sink unit with mixer taps, excellent range of high and low level units with Quartz work surfaces and splash back, ceramic tiled floor, recessed spotlights, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated fridge freezer, integrated dishwasher.

Spacious Lounge

19'6" x 11'7" (5.94m x 3.53m)
Dual aspect, vaulted ceiling, solid oak wooden floor.
Oak open tread staircase to Mezzanine.

Mezzanine

19'6" x 7'3" (5.94m x 2.2m)
Solid oak wooden floor, study area, built in shelving, built in storage with gas boiler, glass balustrade surround over looking lounge.

Lower Ground Floor

Bedroom One

12'4" x 10'7" (3.76m x 3.23m)
Large walk in robe with hanging rails and light, dual aspect.

Bedroom Two

11'6" x 8' (3.5m x 2.44m)
Dual Aspect.

Shower Room With Luxury White Suite

Fully tiled double built in shower cubicle with thermostatically controlled Aqualisa shower, dual flush close coupled WC, fully tiled walls, recessed spotlights, twin sink units with mixer taps and LED mirrors above.

Outside

Remote roller door to basement with one designated car parking space. Additional surface visitors car parking.
Well maintained communal gardens lawns, mature shrubs, outside lighting.

CUSTOMER DUE DILIGENCE

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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.