



Apt 25 Winter Garden 34, Alfred Street, Belfast, BT2 8EP

Asking Price £155,000

PUBLIC NOTICE

ADDRESS: Apt 25 Winter Garden, 34 Alfred Street, Belfast, Bt2 8ep

We are acting in the sale of the above property and have received an offer of £170,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C81

City Centre apartment located on the 6th floor of this popular development. Two bedrooms (master with en-suite) kitchen open plan to living / dining room, bathroom suite and storage off hallway. Gas fired central heating & double glazed. Close to a wide range of amenities, transport links, shops & restaurants. Chain free.

- City Centre Apartment
- Two Bedrooms
- Open Plan Kitchen / Living / Dining
- Chain Free
- Sixth Floor
- Ensuite Shower Room & Seperate Bathroom
- Gas Fired Central Heating / Double Glazing
- Leasehold - 85 Years Remaining

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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 | | 81 | 81 |
| EU Directive 2002/91/EC | | | |

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Stair and lift access to all floors.

ON THE 6TH FLOOR

ENTRANCE

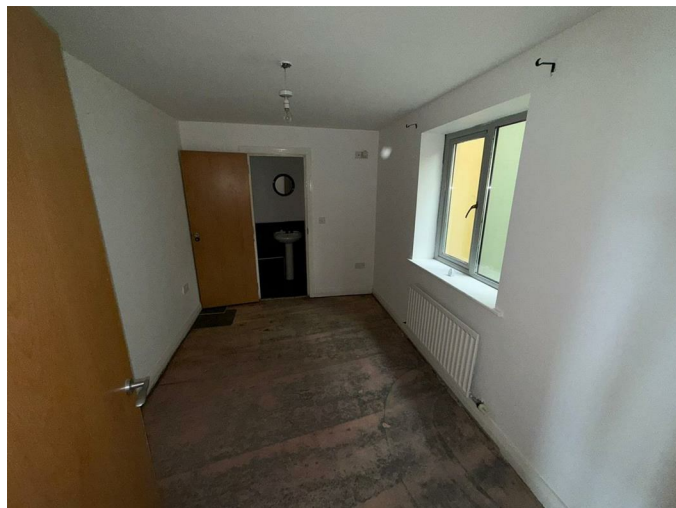
KITCHEN / LIVING / DINING 24'3" x 15'8" at widest points (7.4 x 4.8 at widest points)



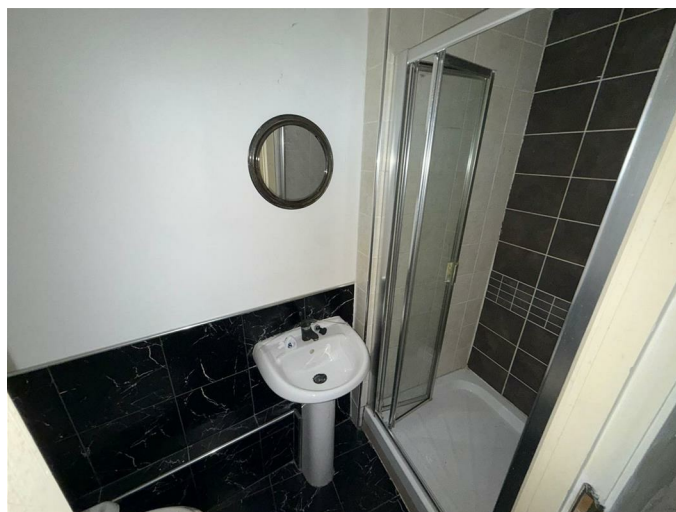
Range of high and low level units, integrated oven, 4 ring gas hob, stainless steel extractor fan, plumbed for dishwasher, 1.5 single drainer stainless steel sink unit with mixer tap, part tiled walls.



BEDROOM ONE 12'1" x 8'2" (3.7 x 2.5)



ENSUITE



Enclosed shower, pedestal wash hand basin, low flush W.C.

BEDROOM TWO 12'5" x 9'2" (3.8 x 2.8)

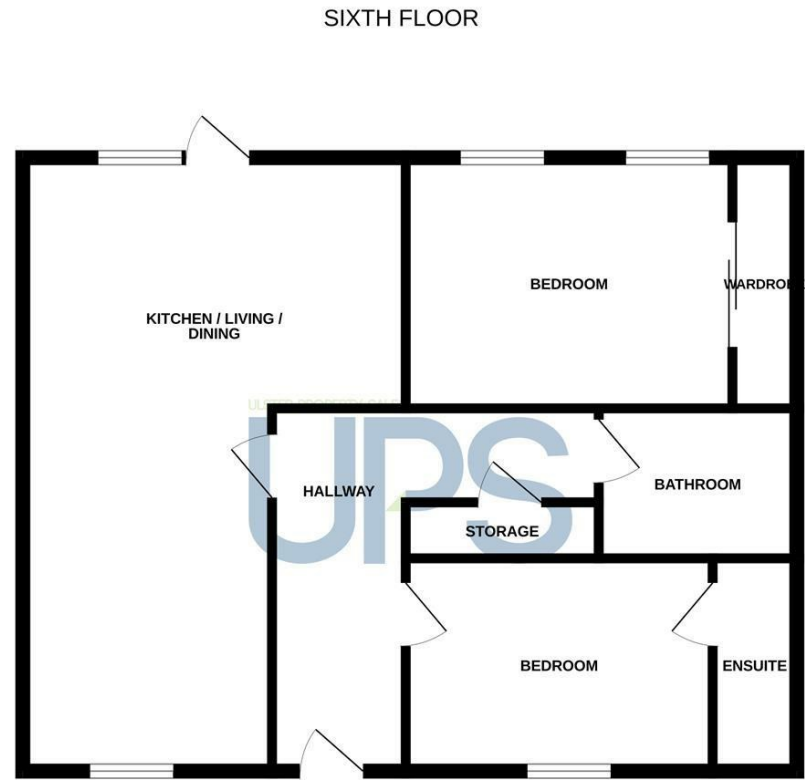
Built in sliding robe.

BATHROOM



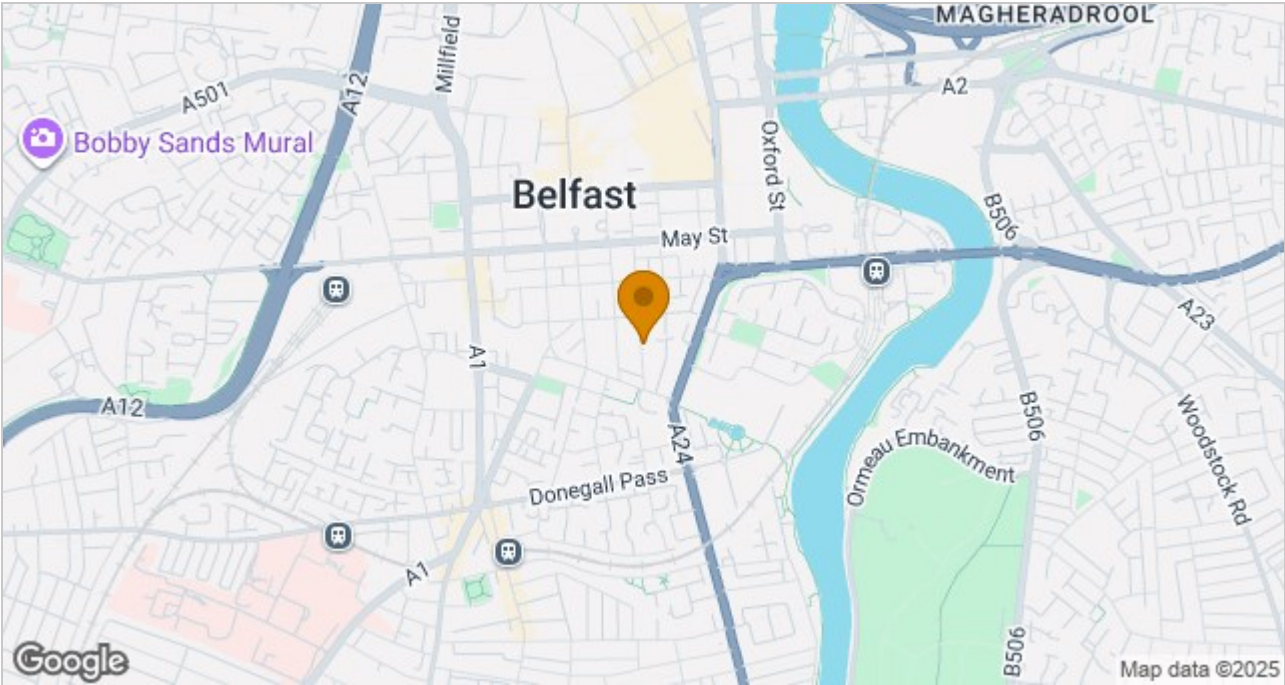
Bath, pedestal wash hand basin, low flush
W.C.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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.

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