



Apt 7 Berkeley Court, 21 Derryvolgie Avenue, Belfast, BT9 6FJ

Price Guide £450,000

Located on Derryvolgie Avenue between the Malone & Lisburn Roads we are pleased to offer to the market this substantial duplex, penthouse apartment. The bright and spacious accommodation, extending to just over 2000 sq. ft. comprises exceptional accommodation presented to a high standard throughout. The living accommodation comprises a beautiful lounge with open fire and access to private south facing balcony with pleasant views over the communal gardens, dining room, living room, kitchen and cloakroom. The upstairs comprises four generous bedrooms, large bathroom suite and excellent storage. The apartment is ready to move into and would make an excellent home for a range of potential purchasers. Gas fired central heating and double glazing are further benefits. The property is a short distance from the shops, cafés and restaurants of the Lisburn Road and also offers convenience to Belfast City Centre along with walking distance to Stranmillis Village and the Lagan Tow Path. Offering a secure environment, the apartment benefits from allocated parking and guest parking. Rarely does an apartment of this size come to market therefore viewing is highly recommended.

- **Luxury Penthouse Duplex Apartment Located In A Much Sought After Development**
- **Four Excellent Bedrooms & Study**
- **Drawing Room, Dining Room & Living Room**
- **Kitchen With Range Of Integrated Appliance**
- **Spacious Bathroom With Bath & Walk In Shower**
- **Gas Fired Central Heating & Double Glazing**
- **Private Balcony, Communal South Facing Garden, Allocated Parking**
- **Accommodation Extending To Just Over 2000 Sq Ft.**
- **Chain Free & Ready To Move Into**
- **Within Walking Distance To The Shops, Cafes & Transport Links Of The Lisburn Road**

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

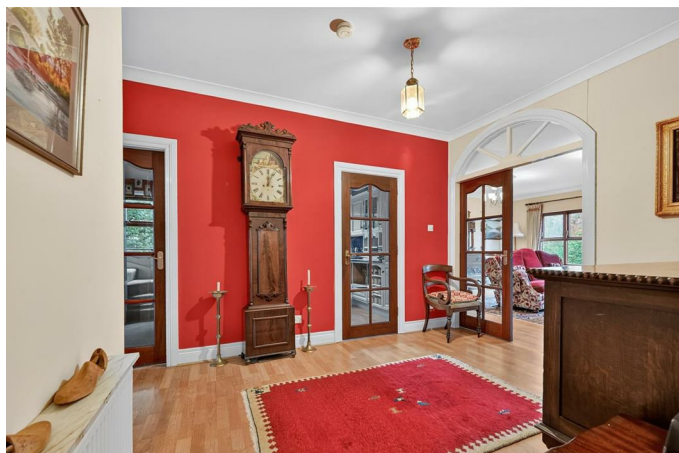
THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Lift and stairs to all floors.

ON THE SECOND FLOOR

ENTRANCE HALL

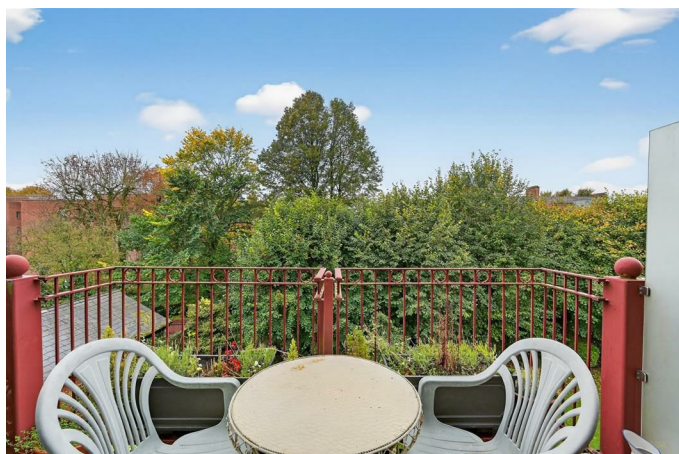


Hardwood front door to porch.

DRAWING ROOM 17'8" x 17'8" (5.4 x 5.4)



Access to private balcony. Attractive fireplace with wood surround.



DINING ROOM 20'0" x 13'5" (6.1 x 4.1)



Attractive fireplace.

LIVING ROOM 15'5" x 8'6" (4.7 x 2.6)



KITCHEN 10'2" x 10'2" (3.1 x 3.1)



Range of high and low level units, integrated oven with hob and extractor fan, plumbed for washing machine, integrated dishwasher, part tiled walls, integrated fridge / freezer, 1.5 stainless steel sink unit with mixer tap.

CLOAKROOM

Low flush W.C, pedestal wash hand basin.

ON THE THIRD FLOOR

MASTER BEDROOM 19'8" x 16'0" (6.0 x 4.9)



Storage into eaves.

BEDROOM TWO 15'5" x 10'5" (4.7 x 3.2)



BEDROOM THREE 13'1" x 9'6" (4.0 x 2.9)



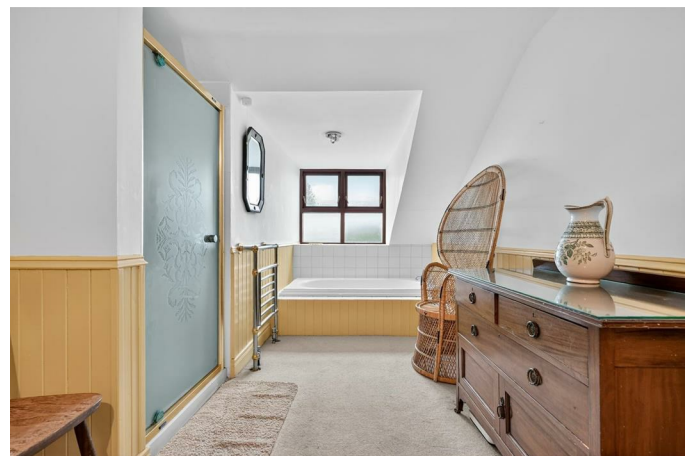
Storage.

BEDROOM FOUR 14'9" x 14'1" (4.5 x 4.3)



Storage into eaves.

BATHROOM



Tongue & groove panelled bath, walk in shower, pedestal wash hand basin, low flush W.C, part tiled walls.

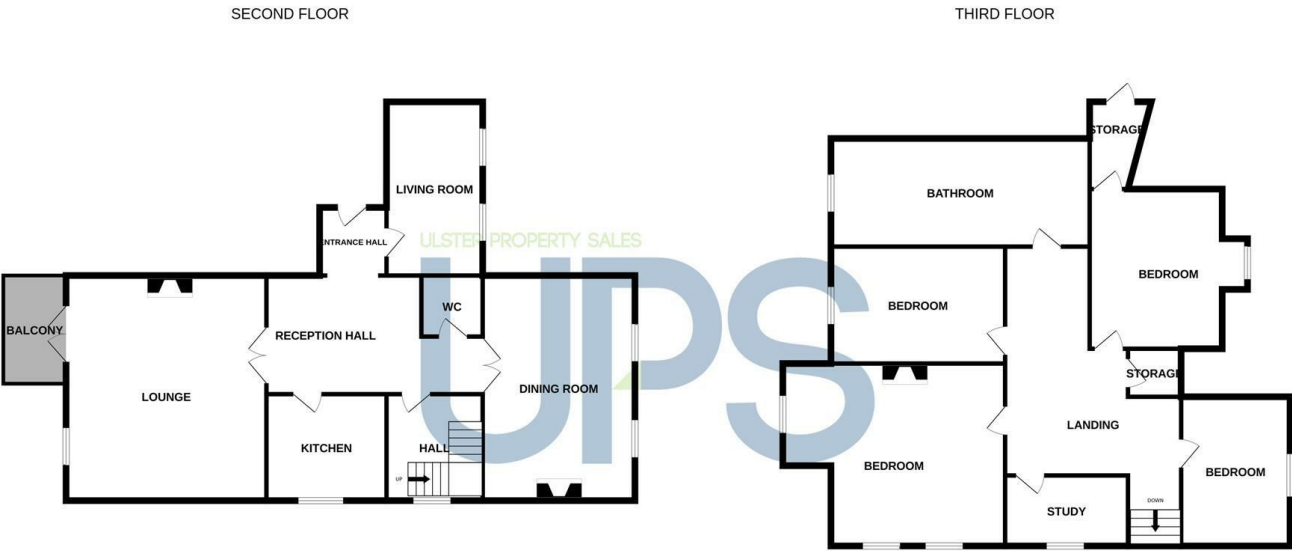
STUDY 10'9" x 6'2" (3.3 x 1.9)

OUTSIDE



Communal south facing garden to rear in lawn. Residents parking to front.

Floor Plan



Area Map



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