



Flat 8, Sans Souci Manor, 12A Sans Souci Park, Belfast, BT9 5JZ

Price Guide £100,000

Conveniently located just off the Malone Road, this one-bedroom apartment offers an excellent opportunity for buyers looking to put their own stamp on a property. Exclusively available to those aged 55 and over, it provides a peaceful and well-suited living environment. With a well-proportioned layout, the accommodation comprises a bright living area open plan to kitchen, a comfortable double bedroom and a bathroom suite with bath & shower. The communal areas are well maintained and there is also resident and visitor parking outside.

- First Floor Apartment
- Kitchen Open Plan To Living Area
- Resident & Visitor Parking
- Electric Heating / Double Glazed
- One Double Bedroom
- Bathroom Suite With Bath & Shower
- Over 55 Accommodation
- Convenient Location Close To The Lisburn Road Shops, Transport Links & Belfast City Centre

Energy Efficiency Rating		Current	Potential
(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		76	77
EU Directive 2002/91/EC			

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Lift & stair access to all floors. Intercom.

ON THE FIRST FLOOR

APARTMENT 8

HALL

Storage off hallway.

KITCHEN / LIVING 23'3" x 11'1" (7.1 x 3.4)



Range of high and low level units, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, integrated fridge / freezer, integrated oven, 4 ring hob & extractor fan.



BEDROOM 11'5" x 9'6" (3.5 x 2.9)



Laminate wood floor. Built in robe.

BATHROOM SUITE



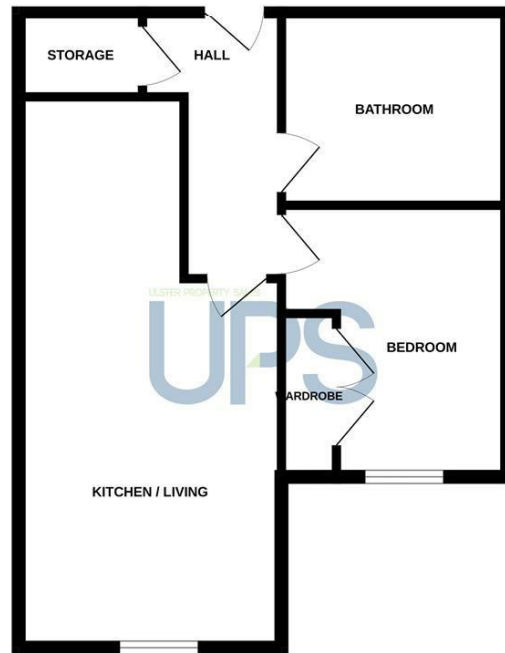
Panel bath, low flush W.C, pedestal wash hand basin, walk in shower, part tiled walls.

OUTSIDE

Resident and visitor parking.

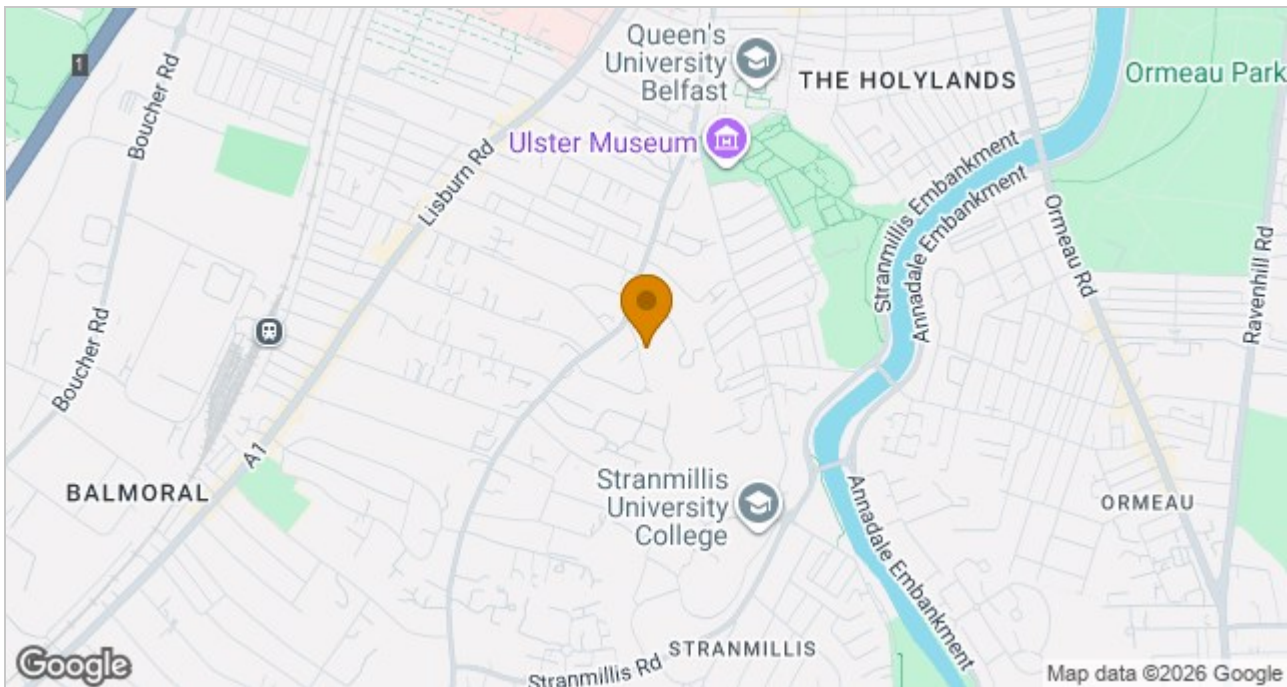
Floor Plan

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
Made with Memphis 12/2025

Area Map



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