



Apt 6, 1 Utility Street, Belfast, BT12 5JS

Price Guide £170,000

We are pleased to offer for sale this beautifully presented apartment located within this modern development block just off the Donegall road near Belfast city centre. Apartment 6 is located on the second floor and comprises open plan living / dining, contemporary kitchen, two good size bedrooms and modern shower room suite. The apartment also benefits from gas fired central heating, double glazed windows and car parking. Within easy access to main arterial routes, city hospital and Royal Victoria early viewing is highly recommended.

- Modern apartment in a convenient South Belfast location
- Two good sized bedrooms
- Gas fired central heating
- Walking distance to Belfast City Centre, Queens University and City Hospital
- Suitable for a range of buyers
- Open Plan living / dining / kitchen area
- Bright and spacious throughout
- Double glazed windows
- Chain free
- EPC B83

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		83	83
(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

COMMUNAL ENTRANCE

Stair access to all floors.

ON THE SECOND FLOOR

ENTRANCE HALL



Built in storage.

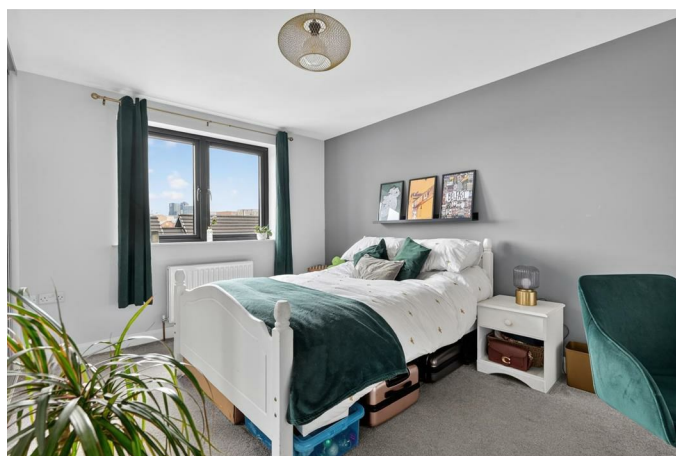
KITCHEN / LIVING / DINING 17'7 x 11'5 (5.36m x 3.48m)



Modern kitchen comprising range of contemporary high and low level units, integrated appliances to include fridge / freezer, oven, 4 ring electric hob, stainless steel extractor fan, underlighting and plumbed for washing machine. Part tiled walls and tiled flooring.



BEDROOM ONE 13'9 x 11'9 (4.19m x 3.58m)



Built in sliding mirrored robes.

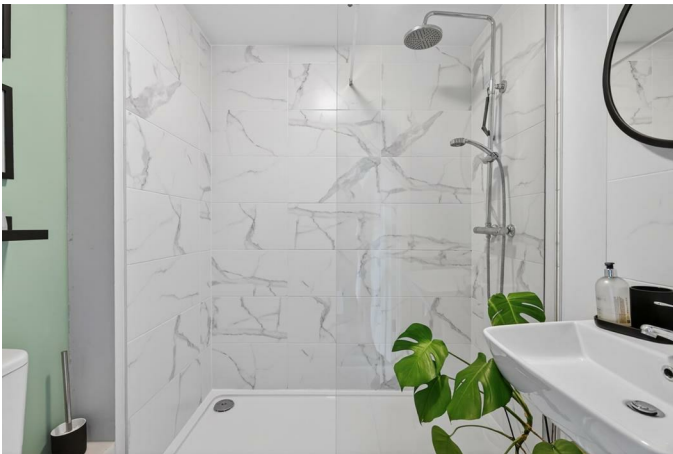


BEDROOM TWO 9'9 x 8'9 (2.97m x 2.67m)



Built in sliding mirror robes.

SHOWER SUITE



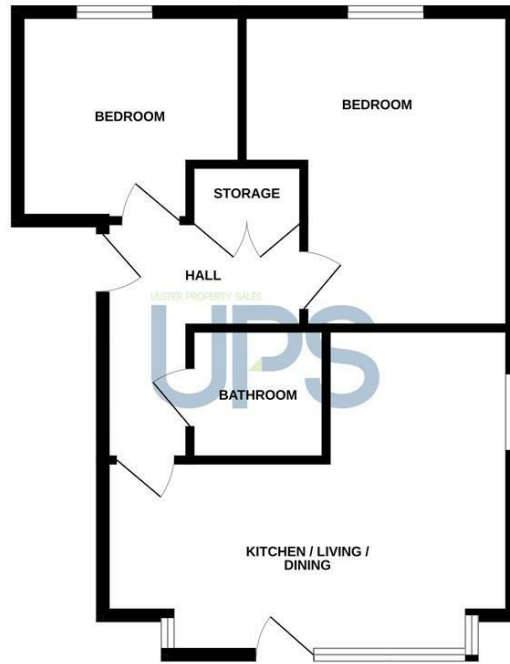
White suite comprising low flush W.C, pedestal wash hand basin, walk in thermostatic shower and part tiled walls.

OUTSIDE

Off street parking.

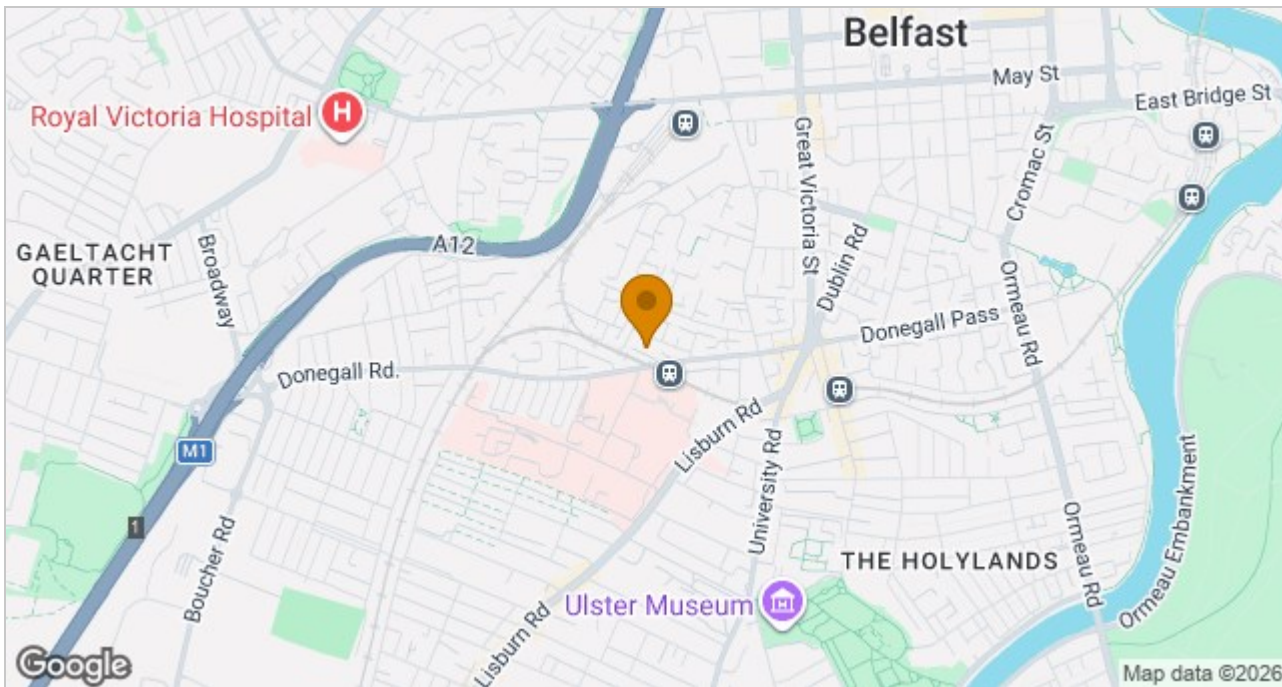
Floor Plan

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 12026

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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