

**APT 10 9 LAGAN WAY,  
BELFAST,  
BT7 3LL**



- ❑ **Fantastic One Bedroom Second Floor Apartment**
- ❑ **Immaculate Internal Presentation Throughout**
- ❑ **West-Facing Balcony Overlooking River Lagan**
- ❑ **Residents Lift**
- ❑ **Secure Underground Car Parking With Allocated Car Parking Space**
- ❑ **Excellent City Location for Professionals, Families and Students**
- ❑ **Well Connected Via Public Transport Links**
- ❑ **Chain Free**

**Offers Over: £175,000**



An immaculate second floor apartment located in the ever popular Wellington Square development. Conveniently located just off the Annadale Embankment within walking distance of the Ormeau Road, Stranmillis Village, the Lagan Towpath and public transport links. Offered to the sales market, chain free.

Containing a large, open-plan living space with fully equipped kitchen and radiant living space, benefiting from a West-Facing balcony overlooking the River Lagan. A spacious double bedroom with family bathroom. The apartment has superb storage throughout and benefits from access to a communal courtyard, residents lift and allocated space in secure garage.

Early viewing is highly recommend as the apartment will appeal to a wide range of buyers.

## Ground Floor

### ENTRANCE HALL:

Access to lift.

## Second Floor

### HALLWAY:

Accessed via front door. Intercom and integral storage.

### OPEN-PLAN LIVING AND KITCHEN 26' 11" x 12' 03" (8.2m x 3.73m)

Kitchen enjoys range of high and low level units, granite worktops, integrated appliances, stainless steel sink and drainer, tiled flooring and recessed lighting. Open-plan to living space with laminate flooring, recessed lighting. Double patio doors out to balcony overlooking River Lagan.

### BALCONY

Fantastic views over River Lagan, West-Facing for afternoon/evening sun.





**BEDROOM (1): 16' 08" x 10' 03" (5.08m x 3.12m)**

Laminate flooring, recessed lighting and built-in wardrobes.

**BATHROOM:**

Four piece suite with panel bath, double shower tray with sliding doors, low flush W/C and floating wash hand basin. Tiled flooring and part tiled walls. Extractor fan.





OUTSIDE

COMMUNAL COURTYARD:

Sun-trap communal courtyard.

GARAGE:

Secure underground garage with secure, electronic vehicular access. Pedestrian lift.



LOCATION

Turn off the Annadale Embankment on to Lagan Way and turn left as you face the buildings. Access to Apt 10 is up the stairs on your left.

**Rates: £1103.20/per annum**  
**Service Charge: TBC**  
**Viewings by appointment.**

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

