

**APT 3 ELM HOUSE,
2 BEECH HEIGHTS,
BELFAST ,
BT7 3LG**



- **A Modern Ground Floor Apartment**
- **Three Bedrooms, Master with En-Suite Shower Room**
- **Family Bathroom With Three Piece Suite**
- **Fully Fitted Kitchen with Breakfast Bar Area**
- **Gas Central Heating & Double Glazed Windows**
- **Recently Decorated and New Flooring**
- **Excellent Parking Facilities**
- **Popular Location off Annadale Avenue**

Offers Around: £220,000

This well-presented three-bedroom ground-floor apartment offers stylish, modern living in a highly convenient and sought-after location. The property boasts a bright and spacious lounge, a separate contemporary fitted kitchen with integrated appliances, and three generously sized bedrooms, making it ideal for families, professionals, or down-sizers alike.

The master bedroom includes a fantastic en suite room and a sleek main bathroom offers to the other two bedrooms. Additional benefits include gas central heating, double-glazed windows throughout, and excellent parking facilities to the rear, ensuring both comfort and everyday practicality.

An attractive opportunity for owner-occupiers and investors alike, this appealing home combines space, convenience, and modern finishes. Early viewing is strongly recommended to fully appreciate what this property has to offer.

Ground Floor

HALLWAY:

Main front door, letterboxes and access to car park area.

HALLWAY:

Laminate flooring, storage and separate cloakroom.

LOUNGE: 18' 6" x 12' 6" (5.64m x 3.81m)

Laminate wooden floor. Bespoke blinds.

MODERN FITTED KITCHEN: 13' 5" x 8' 10" (4.09m x 2.69m)

Range of high and low level units with granite work surface. Built-in oven and hob with matching cooker hood. Integrated fridge freezer, plumbed for washing machine, part tiled walls and tiled flooring. Recessed lighting.



BEDROOM (1): 15' 3" x 11' 9" (4.65m x 3.58m)

Laminate flooring.

EN-SUITE SHOWER ROOM:

Comprising of shower, low flush W/C and wash hand basin, recessed lighting, part tiled walls and tiled floor.



BEDROOM (2): 11' 9" x 11' 5" (3.58m x 3.48m)

Laminate flooring.

BEDROOM (3): 13' 5" x 9' 7" (4.09m x 2.92m)

Laminate flooring.

BATHROOM:

Comprising of bath with shower attachment and shower screen. Low flush W/C and wash hand basin. Mostly tiled and tiled floor.



OUTSIDE

Excellent parking to the rear and bin stores.

LOCATION

Driving along Annadale Avenue, turn into Wellington square. At the roundabout turn right and take The Boulevard, and The Elms is on your left hand side beside the Mound.

Service Charge: £1500 per annum incl. building insurance

Rates: £1,534.88/ per annum

Viewings by appointment.

