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**6 CEARA COURT
WINDSOR AVENUE
BELFAST
BT9 6EJ**



- **Penthouse Apartment within a Private Residential Development**
- **Two Generous Double Bedrooms, including a Master Bedroom with En-Suite Shower Room**
- **Spacious Living and Dining Room with Excellent Natural Light**
- **Separate Fitted Kitchen with a Range of Units and Appliances**
- **Bathroom suite**
- **E7 Central Heating and Double-Glazed Windows**
- **Allocated Resident Parking Space plus Visitor Parking**
- **Sought After Development in South Belfast**

Offers Around £259,950

Apartment 6, Ceara Court, Windsor Avenue, Malone, South Belfast (BT9) is a well laid out two-bedroom penthouse apartment located in one of South Belfast's most sought-after residential areas, just off the Malone and Lisburn Roads. The development offers modern apartment living within walking distance of many of the city's most popular amenities.

This bright and well-proportioned penthouse apartment provides spacious accommodation ideal for professionals, couples, or investors seeking property in a prime BT9 location. The apartment is situated within the established Ceara Court development on Windsor Avenue, overlooking the nearby Windsor Lawn Tennis Club and within easy reach of transport links and city-centre access.

This apartment has the added benefit of off street parking.

GROUND FLOOR

Communal front door , stairs to the Apt front door.

SECOND FLOOR

FRONT DOOR



HALLWAY

Hotpress off the hallway. Access to a roofspace.

LOUNGE/DINING AREA: 16' 0" x 15' 11" (4.88m x 4.85m)

Gas fire (disconnected) with surround and matching hearth and mantle. Floor to ceiling window.

STORE ROOM

4' 0" x 4' 0" (1.22m x 1.22m)
Electric meter.





KITCHEN:

9' 0" x 9' 0" (2.74m x 2.74m)

Range of high and low level units, plumbed for washing machine, dishwasher, tiled floor and part tiled walls. Single drainer stainless steel sink unit.



BATHROOM:

Comprising of panel bath, low flush wc, wash hand basin, half tiled walls and tiled floor.

BEDROOM (1)

16' 0" x 12' 0" (4.88m x 3.66m)

Ensuite comprising of Triton Shower, shower screen, low flush wc, wash hand basin, $\frac{3}{4}$ tiled walls and tiled floor.



BEDROOM (2)

13' 0" x 7' 0" (3.96m x 2.13m)





OUTSIDE:

Communal parking for the apartment complex.

LOCATION:

Driving alone Malone Road, turn into Windsor Avenue and Ceara Court is on your right hand side opposite Windsor Tennis Club.

OTHER INFO:

Annual Rates ;

£1,165.5

Block Management Fee

£700.

