

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



- **Two Double Bedrooms, Master with En-Suite**
- **Requires Modernisation**
- **Off Street Parking With Allocated Car Parking Space**
- **Economy Seven Heating**
- **Popular Development in Malone Within Walking Distance of Amenities**
- **Chain Free**

Offers Around: £245,000

A radiant two bedroom apartment in the ever-popular Ceara Court development.

Comprising a spacious lounge with good natural light, two bedrooms including master with en-suite shower room and family bathroom with three piece suite. Externally, off street parking with an allocated car parking space. Conveniently located within walking distance walking of Lisburn Road and Malone Roads, shops, transport links and schools.

Early viewing is highly recommended as the property will appeal to a wide range of buyers.

Second Floor

ENTRANCE HALL:

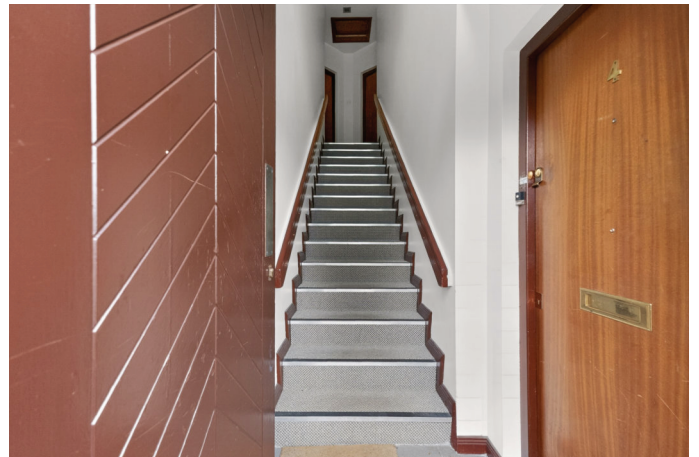
Intercom with carpeted flooring.

LOUNGE: 16' 01" x 15' 11" (4.9m x 4.85m)

Accessed via glazed door, carpeted flooring and good natural lighting. Views over Windsor Tennis Club.

KITCHEN: 14' 0" x 9' 09" (4.27m x 2.97m)

Accessed via glazed door. Range of high and low level units with stainless steel sink and drainer, free-standing appliances, linoleum flooring and strip fluorescent lighting. Good natural lighting.



MASTER BEDROOM: 16' 08" x 12' 04" (5.08m x 3.76m)

Carpeted flooring and good natural lighting.

EN-SUITE SHOWER ROOM:

Three piece suite with corner Mira shower with sliding doors, wash hand basin, and W.C Fully tiled and good natural lighting via frosted privacy glass.



BEDROOM (1): 13' 02" x 7' 08" (4.01m x 2.34m)

Carpeted flooring.

BATHROOM:

Three piece suite with panel bath with shower attachment, wash hand basin and W/C. Part tiled floors and tiled flooring.





Outside

Off street parking with allocated car parking space.

LOCATION

Turn on to Windsor Avenue off Malone Road and Ceara Court is on your right.

OTHER INFO:

Rates: £1407/per annum

Service Charge: £936/ per annum

Ground Rent: £45/per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

