

**APARTMENT 4, ELM HOUSE
WELLINGTON SQUARE
BELFAST
BT7 3LQ**



- **Stylish two-bedroom apartment located in the sought-after Beech Heights development in Wellington Square**
- **Bright and spacious lounge with large windows offering excellent natural light**
- **Modern fitted kitchen with a range of integrated appliances and ample dining space**
- **Two generous double bedrooms, including a principal bedroom with walk in Wardrobe & Ensuite**
- **Contemporary bathroom finished to a high standard**
- **Secure entry system with lift access and parking**
- **Gas-fired central heating and double glazing throughout**
- **Quiet residential setting within a popular and established development**

Offers Over £220,000

Apartment 4, 2 Beech Heights is a beautifully presented two-bedroom apartment situated within the highly regarded Wellington Square development in South Belfast.

Offering bright and spacious accommodation throughout, the property features a welcoming lounge with excellent natural light and has the benefit of a balcony off the lounge.

It has a modern fitted kitchen with ample dining space, two well-proportioned double bedrooms including a walk in wardrobe off the principle bedroom and ensuite. Repainted and new carpets in the bedrooms.

A contemporary bathroom suite finished to a high standard. The apartment further benefits from gas-fired central heating with new boiler installed 2026 with a 10 year warranty, double glazing, secure entry access, and resident parking.

Ideally located close to Belfast City Centre, Lisburn Road, Queen's University, and a wide range of local amenities, this superb apartment will appeal to first-time buyers, professionals, and investors alike.

Ground Floor

ENTRANCE HALL:

Tiled floor and letterboxes. Rear access to the Car Park. Lift access to the upper floors.

First Floor

HALLWAY:

Entrance porch and laminate flooring. Two separate stores, one with shelving.

LIVING/DINING ROOM: 22' 10" x 17' 0" (6.96m x 5.18m)

Open plan to a dining room, wall mounted gas fire in the living area. Access to a private balcony.



BEDROOM (1): 19' 0" x 12' 0" (5.79m x 3.66m)

Walk in robe with shelving and hanging space.

Ensuite comprising of corner shower, with shower doors, low flush wc and wash hand basin. Tiled floor and half tiled walls. Shavers point and corner mirror bathroom cabinet.



**BEDROOM (2):
15' 0" x 12' 0" (4.57m x 3.66m)**

Wall to wall mirror slider robes.

**KITCHEN WITH BREAKFAST AREA :
12' 0" x 12' 0" (3.66m x 3.66m)**

Comprising of range of high and low level units, integrated fridge/freezer. washer/dryer and granite work surfaces.

Built in gas boiler, tiled floor and part tiled walls.



BATHROOM:

Panel bath with telephone shower attachment and shower screen, low flush wc, wash hand basin.

Half tiled walls and tiled floor.





OUTSIDE

Car park to the rear, bin stores.

LOCATION

Driving along the Annadale Embankment, turn into Wellington Square. At the roundabout turn right , drive along the Boulevard. On your first left, at the top of the hill, and just before the mound, you will find Elm House



OTHER INFO:

RATES : £ 1809.09

SERVICE CHARGE : £ 1,956 per annum

GROUND RENT : £ 100 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

