

**L'ACADEMIE
APT 6, 14 COLLEGE GARDENS,
MALONE,
BT9 6BQ**

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- A Well Presented Two Bedroom Apartment On The First Floor
- Recently Modernised And Redecorated Throughout
- Lounge And Dining Area With Gas Fire
- Modern Kitchen With Integrated Appliances And Granite Work Surfaces
- Master Bedroom With Ensuite And Built In Robes
- Modern Bathroom Suite
- Accessed By Lifts
- Allocated Car Park Space With Electric Door

Offers Over: £250,000

A beautiful apartment offering spacious accommodation with lift access to the upper levels and car park.

Comprising of a lounge open plan to a dining area, separate modern kitchen. Two double bedrooms both with excellent built in storage and the master with en suite. Modern Shower room, tastefully decorated and laminate flooring. This home has the benefit of a secure car park space with access from Elmwood Avenue.

Situated on a popular avenue that runs between the Malone Road and Lisburn Road, offering views over Methodist College.

Close to an array of amenities in Stranmillis, Lisburn Road, QUB, Ulster Museum and Lyric Theatre. This property is well presented, ideal to an owner occupier or investment alike.

We would recommend viewing.

Ground Floor

HALLWAY:

Communal hallway, letterboxes and lift leading to all floors.

First Floor

HALLWAY:

Laminate floor. Large hotpress off the hallway.

LOUNGE: 24' 0" x 13' 0" (7.32m x 3.96m)

Juliette Balcony, gas fire with slate hearth. Laminate floor.

MODERN FITTED KITCHEN:

8' 0" x 7' 0" (2.44m x 2.13m)

Range of high and low level units, washer dryer, dishwasher and fridge/freezer. Granite work surface and single drainer sink unit. Tiled floor and part tiled walls.



BEDROOM (1):

15' 0" x 15' 0" (4.57m x 4.57m)

Triple built in robes and Ensuite.

Ensuite comprising of Shower cubical with folding shower door. Low flush wc, wash hand basin. Bathroom cabinet and feature circular window.



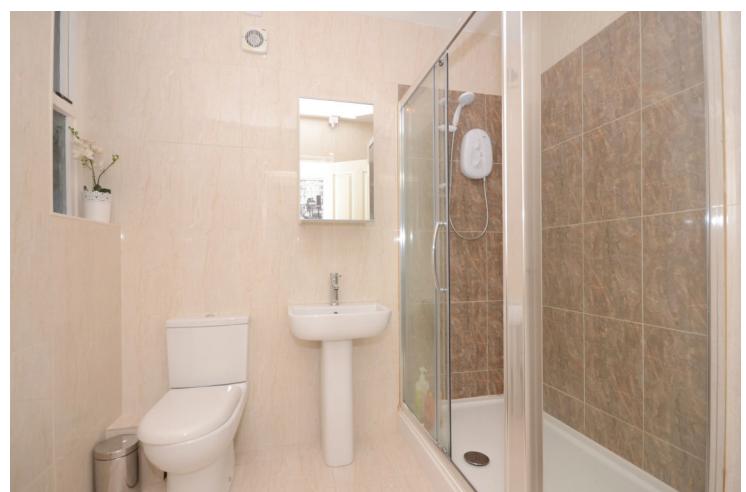
BEDROOM (2):

13' 0" x 9' 10" (3.96m x 3m)

Double built in robe.

BATHROOM:

Double shower with Mira shower, low flush wc, wash hand basin, bathroom cabinet. Fully tiled.



Lower Level

GARAGE:

Allocated car park space with roller electric door.

LOCATION

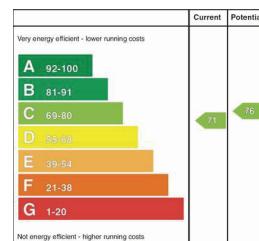
Driving along Malone Road heading into town, turn left into College Gardens beside Methody. The apartment block is on your right hand side.

OTHER INFO:

Service Charge: £1200.11/annum.

Ground Rent: £20/annum

Rates: £1,630.81



Ground Floor



This plan is for illustrative purposes only, and should not be relied upon.
Plan produced using PlanUp.

Apt 6, 14 Collage Gardens, Belfast