



## Apt, 11a Glencregagh Court, Glencregagh Road, Belfast, BT6 0PA

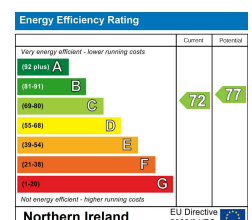
**Asking Price £165,000**

Situated only a few minutes from Lesley Forestside, this ground floor apartment offers convenience to the Outer Ring and transport links in most directions.

Internally the apartment comprises two double bedrooms, spacious lounge / dining and modern fitted kitchen, both over looking the communal gardens and contemporary white bathroom suite.

In addition the property benefits from a gas heating system and double glazing. An excellent home for those hoping to downsize whilst also being an excellent first time purchase.

- Ground Floor Apartment
- Spacious Lounge / Dining
- Contemporary White Bathroom Suite
- Double Glazing
- Communal Patio & Garden To The Rear
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Communal & 2 Designated Parking Spaces (number 2 and 3)
- Only A Few Minutes From Lesley Forestside



## Entrance

Pvc side door to entrance hall. Built in storage. Laminate flooring.

## Lounge 16'0 x 12'5 (4.88m x 3.78m)



Laminate flooring. Lovely views.



### **Modern Fitted Kitchen 11'0 x 9'7 (3.35m x 2.92m)**



Full range of high and low level units, glazed display units, single drainer 1 1/4 bowl sink unit, with mixer taps, range style cooker with 7 ring gas hob, plumbed for washing machine, plumbed for American Style fridge freezer. Housing Worcester gas boiler.

### **Bedroom One 11'0 x 9'7 (3.35m x 2.92m)**



Built-in bedroom furniture.





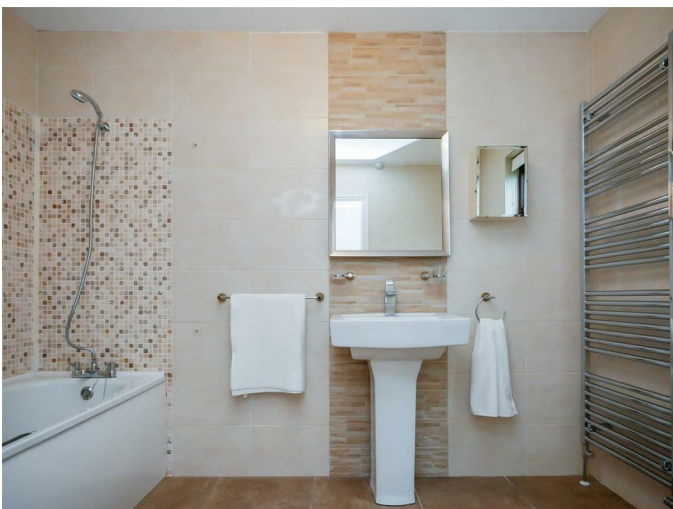
### Bedroom Two 10'0 x 9'0 (3.05m x 2.74m)



### White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Heated chrome towel rail.



## Outside



Designated and communal parking spaces to front.  
Communal patio and gardens laid in lawn, bordered by mature hedging, trees and shrubs.

### Management Company

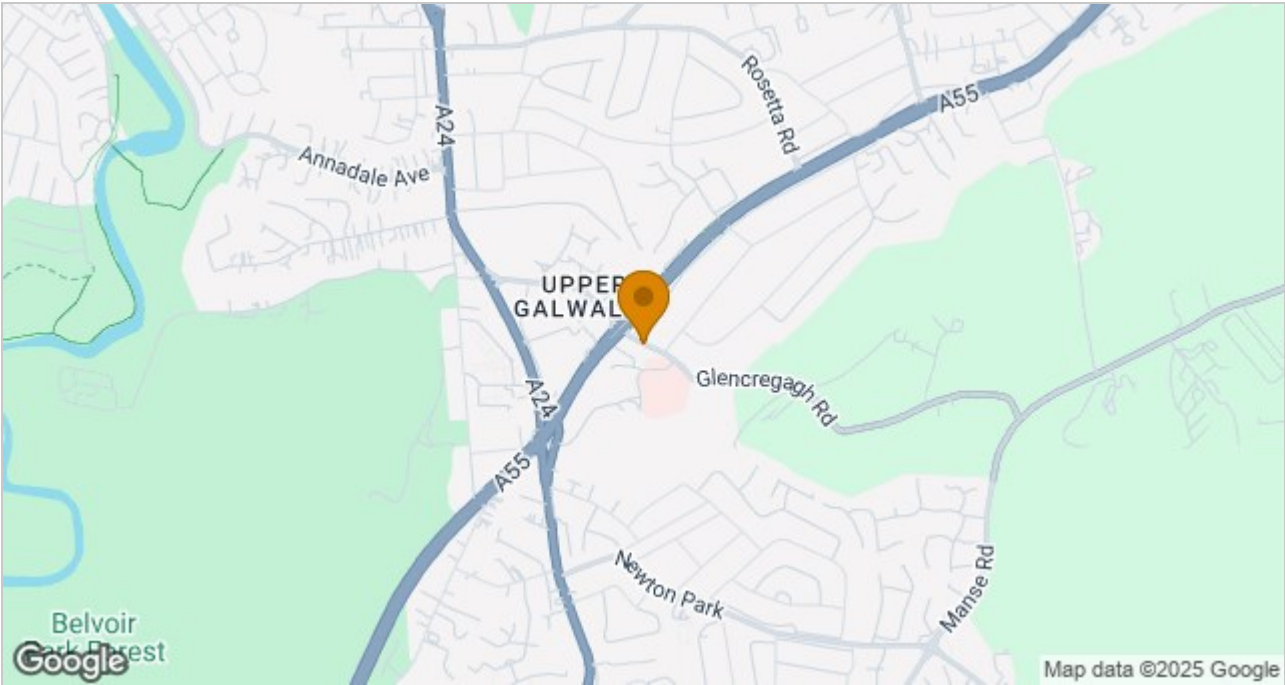
Flat Management Services 1st Floor Studio 2 Strand Studios, 150 Holwood Road,  
Glenariffe BT4 1NY

£162.50 per quarter. Ground and external maintenance with buildings insurance included.

Floor Plan



Area Map



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