



## 2b Windrush Avenue, Newton Park, Belfast, BT8 6LY

**Asking Price £112,500**

2b Windrush Avenue, is a ground floor apartment situated in the heart of the Four Winds, with many local amenities on your doorstep, from the Four Winds Inn, convenient shops off Newton Park, main arterial routes and transport links to most parts of the city.

Internally the property comprises one double bedroom, spacious lounge with lovely views over surrounding countryside and white bathroom suite.

The present vendor has updated the heating to digitally controlled electric radiators making an efficient low maintenance home.

An excellent first time purchase and or investment opportunity.

- Ground Floor Apartment
- Fitted Kitchen / Dining / Living
- Digital Electric Heating
- Communal Parking
- One Double Bedroom
- White Bathroom Suite
- Double Glazing
- Superb First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



**The Accommodation Comprises**  
Communal courtyard to entrance.

Main front door to entrance hall. Built-in storage.

**Kitchen / Dining / Living 16'3 x 15'5 (4.95m x 4.70m)**



**At widest points.**

**Views out to countryside in the distance.**

**Range of high and low level built-in units, formica work surfaces, single drainer stainless steel sink unit with mixer taps, part tiled walls.**





**Bedroom 11'9 x 8'9 (3.58m x 2.67m)**



**At widest Points**



### Bathroom Suite



White bathroom suite comprising panelled bath, pedestal wash hand basin, low flush w/c.

### Outside



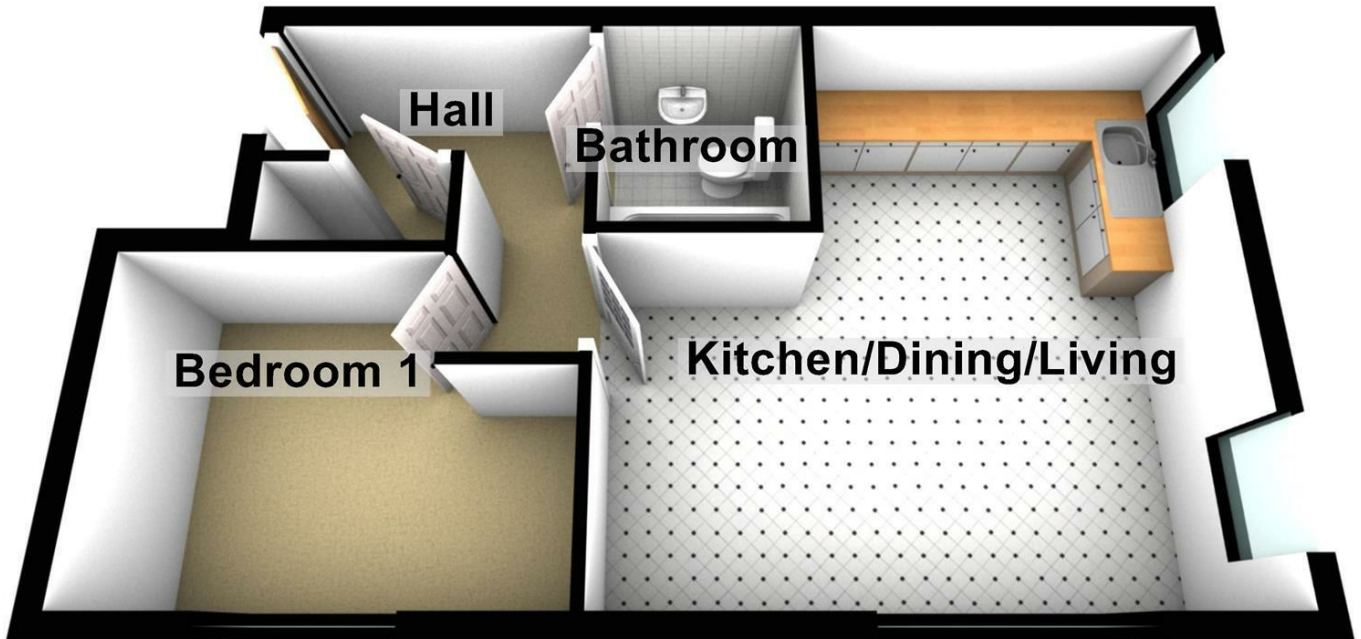
Communal, resident parking.  
Communal gardens.

### Management Company

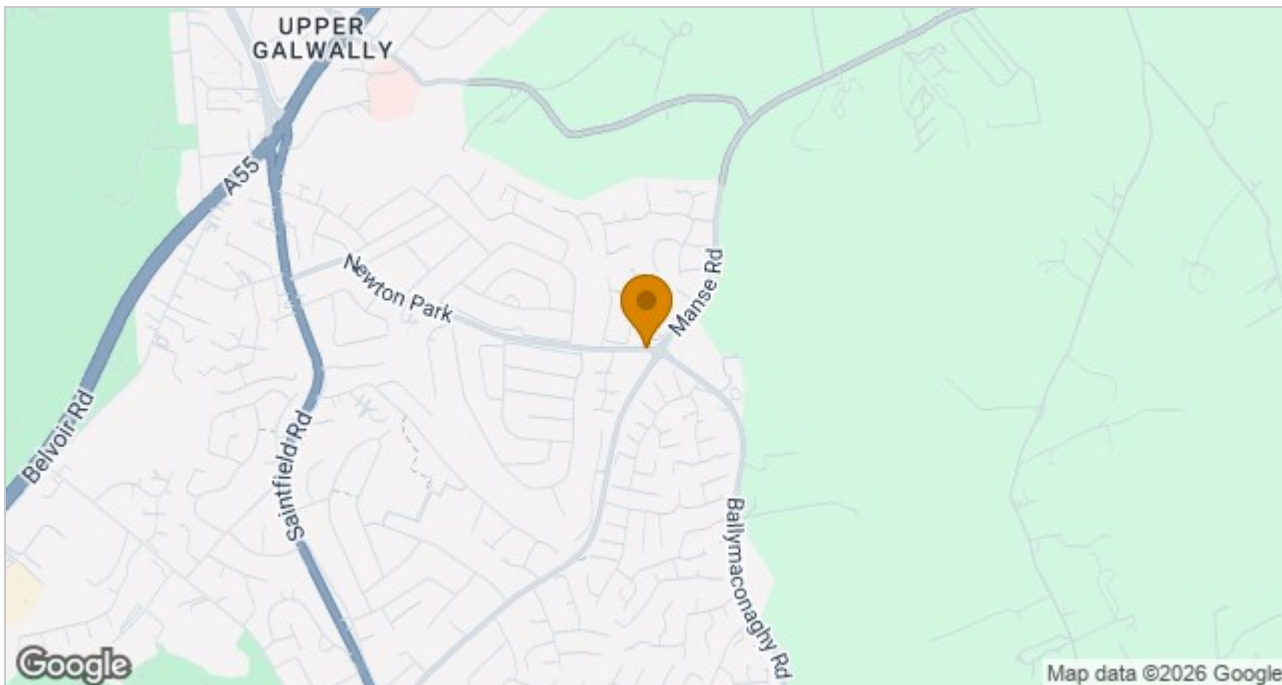
Charter House. £35.00 per month approximately.

## Floor Plan

### Ground Floor



## Area Map



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