



Apt 22 Bridge House

22 The Boulevard, Belfast

BT7 3LL

Offers Over £199,500

- MODERN FIRST FLOOR APARTMENT WITHIN THIS POPULAR DEVELOPMENT
 - LOUNGE WITH DINING AREA AND ACCESS TO BALCONY SITTING AREA
 - OPEN PLAN FITTED KITCHEN
 - 2 BEDROOMS, 1 WITH ENSUITE SHOWER ROOM
 - BATHROOM WITH WHITE SUITE
 - GAS CENTRAL HEATING/UPVC DOUBLE GLAZED WINDOWS
 - WELL PRESENTED THROUGHOUT
 - SECURE ALLOCATED CAR PARKING SPACE
 - CONVENIENT TO MANY AMENITIES INCLUDING FORESTSIDE SHOPPING COMPLEX AND THE LAGAN TOW PATH
 - IDEAL FOR INVESTORS AND OWNER OCCUPIERS/CONVENIENT TO LEADING SCHOOLS
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PROPERTY COMPRISES

This well presented first floor apartment is ideally located in a prime location within this popular cul de sac development.

The property offers bright and spacious accommodation which includes a generous lounge which is open plan to the dining area and a modern kitchen.

In addition, there are two double bedrooms including one with ensuite.

The property benefits from a private, allocated car parking space and a balcony sitting area accessed from the lounge.

Set in a convenient location, close to Belfast and convenient to a range of amenities including The Lagan Towpath, Belfast Boat Club and public transport, this property is ideal for both owner occupiers and investors and can only be fully appreciated on internal inspection.

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PROPERTY DETAILS AND DIMENSIONS

Communal front door to communal entrance hall.

COMMUNAL ENTRANCE HALL Stairs and lift to first floor.

FIRST FLOOR Front door to entrance hall.

ENTRANCE HALL Wood flooring.

LOUNGE WITH DINING AREA OPEN PLAN TO KITCHEN 19 x 17' 3" (5.49m x 5.26m) (overall) Wood flooring to the lounge/dining area, tiled flooring to the kitchen. Range of high and low level units, granite work surfaces, stainless steel sink unit with mixer tap and granite drainer, four ring gas hob, electric oven under, stainless steel splash back, extractor fan, integrated washing machine, integrated fridge/freezer, integrated dishwasher, concealed gas fired boiler, part tiled walls, low voltage spotlights, double glazed patio doors to balcony sitting area.

BEDROOM 17' 8" x 8' 11" (5.38m x 2.72m) Built in mirror fronted robes, uPVC double glazed patio door to half balcony.

ENSUITE SHOWER ROOM White suite comprising WC, half pedestal wash hand basin, fully tiled shower cubicle, tiled floor, part tiled walls, low voltage spotlights, extractor fan.

BEDROOM 16' 8" x 9' 10" (5.08m x 3m) Low voltage spotlights.

BATHROOM White suite comprising WC, half pedestal wash hand basin, panelled bath with mixer taps and shower attachment, part tiled walls, tiled floor, low voltage spotlights, extractor fan.

OUTSIDE Well maintained communal grounds and access to allocated car parking space.