



APT 7 KINLOUGH HOUSE, 2A STOCKMANS AVENUE, ANDERSONSTOWN, BELFAST, BT11

A magnificent well presented and finished top floor Penthouse Apartment with lift access, that enjoys a private and secure south facing landscaped position within this established residential location. Two good generous, bright double bedrooms. Principle bedroom with ensuite shower room. Lounge / dining open to fitted kitchen. Luxury white bathroom suite. Upvc double glazed windows. Gas fired central heating system. Mature, landscaped, well stocked, communal gardens. Private and secure, gated development with designated car parking and automated access. Fantastic doorstep convenience and only a short walk to an abundance of amenities in Andersonstown, to include many restaurants, cafes, shops, and state-of-the-art leisure facilities. Boucher Road is also a short walk away, as are beautiful parklands, excellent transport links to include the Glider service, all nearby. Chain free. Well worth visit. A service charge of approximately £100 per month is payable at present for insurance and management. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

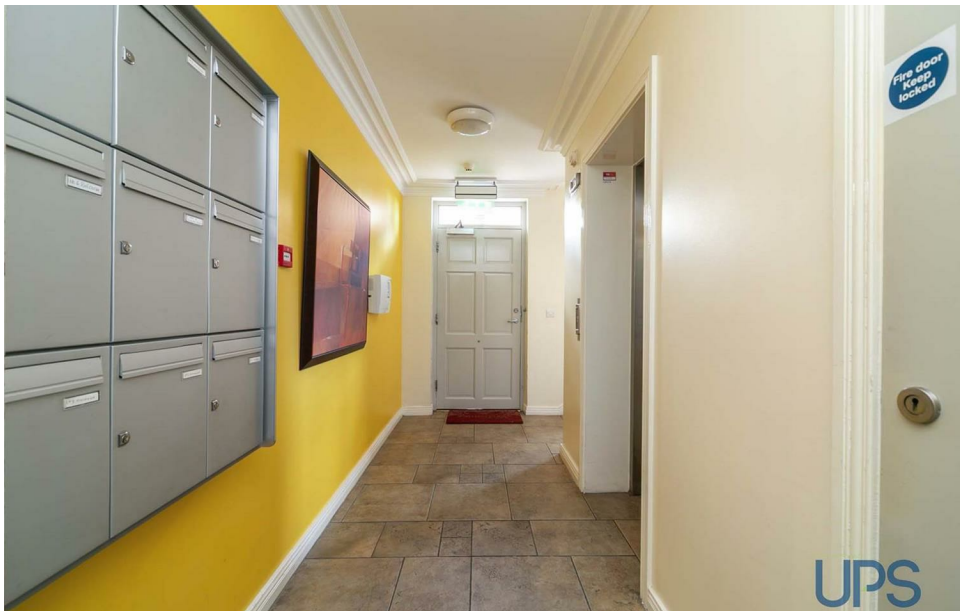
OFFERS OVER £165,000

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Key Features

- A magnificent, well presented and finished Top floor Penthouse Apartment with lift access and secure gated car parking.
- Principle bedroom with ensuite shower room.
- Luxury white bathroom suite.
- Gas fired central heating system.
- Chain free.
- Two good generous bright, double bedrooms.
- Lounge / Living / Dining open to Luxury Fitted kitchen.
- Upvc double glazed windows.
- Mature, landscaped, well stocked south facing communal gardens / Car parking with automated gated access.
- Well worth a visit.





GROUND FLOOR

Intercom access, communal entrance door to;

COMMUNAL HALL

To; lift access / Stairs,

ENTRANCE HALL

Wooden effect strip floor, double built-in robes.

LOUNGE / LIVING / DINING

22'0 x 13'4

Wooden effect strip floor, open to;

LUXURY FITTED KITCHEN

Range of high and low level units, formica work surfaces, 4 ring gas hob, breakfast bar, ceramic tiled floor, tiling, built-in oven, plumbed for washing machine.

PRINCIPLE BEDROOM 1

15'4 x 10'9

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor.

BEDROOM 2

22'0 x 9'5

Velux window.

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, tiling, velux window.

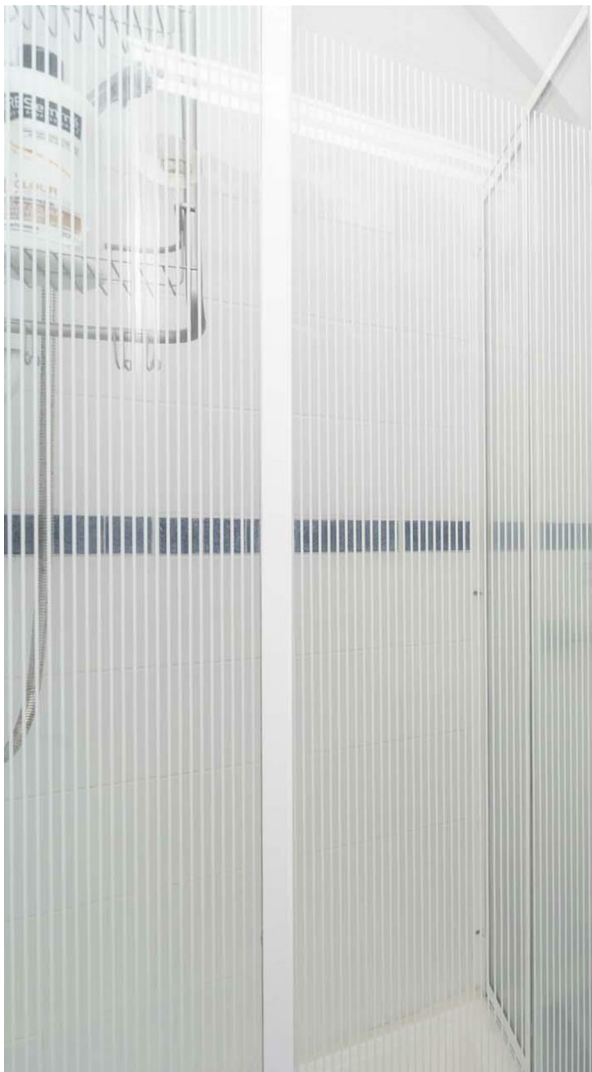
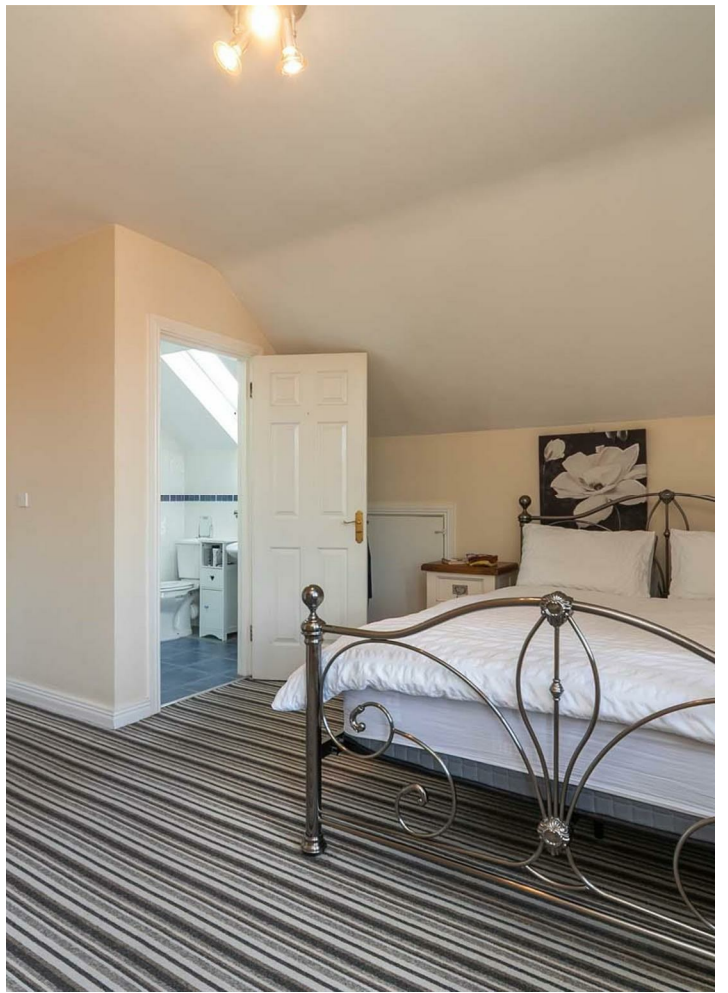
OUTSIDE

Communal south facing landscaped, mature gardens with gated and secure designated car

parking with automated access, gardens / lawns / well stocked planted areas.

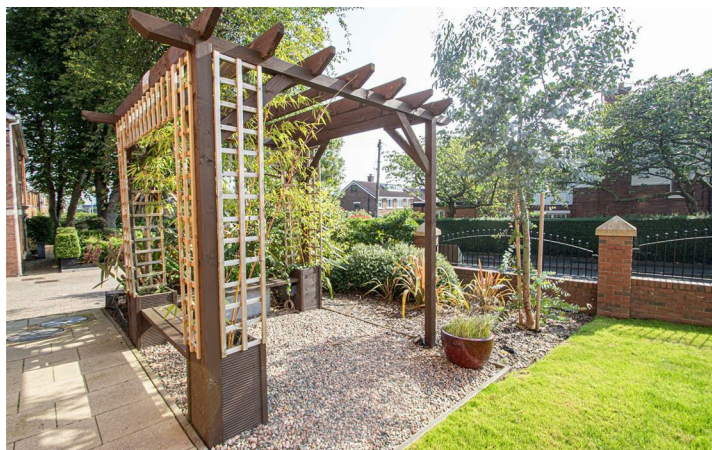
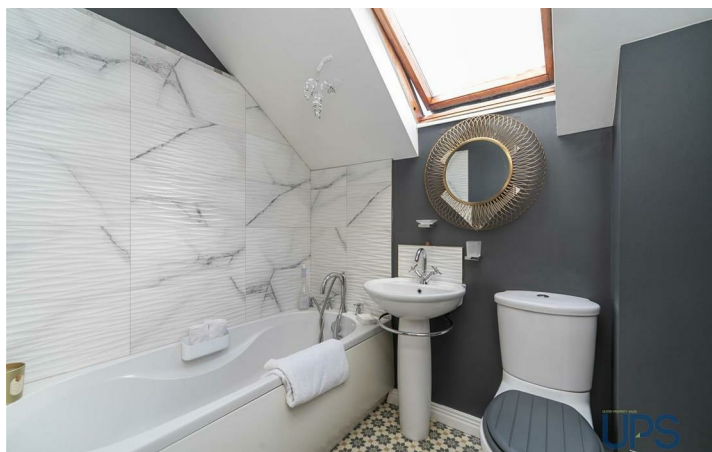
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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Patrick on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16902606

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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