



17 LARKSPUR RISE, SUFFOLK ROAD, BELFAST, BT11 9RW



Superb top-floor apartment ideally placed close to schools, shops and transport links along with the Glider service. Two bedrooms. Bright and airy living room with access to a balcony and open plan to a kitchen/dining arrangement. Modern shower room. Electric storage heaters / uPVC double glazing.

Communal car-parking. Chain free. Close to the motorway network and an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities. Colin Glen, Ireland's leading adventure park, is close by, as are beautiful parklands. Viewing strongly recommended!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(1-30)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	79
Northern Ireland			

OFFERS AROUND £99,950

17 LARKSPUR RISE, SUFFOLK ROAD, BELFAST, BT11 9RW

Key Features

- Superb top-floor apartment ideally placed close to schools, shops and transport links along with the Glider service.
- Bright and airy living room with access to a balcony and open plan to a kitchen/dining arrangement.
- Electric storage heaters / uPVC double glazing.
- Chain free.
- Colin Glen, Ireland's leading adventure park, is close by, as are beautiful parklands.
- Two bedrooms.
- Modern shower room.
- Communal car-parking.
- Close to the motorway network and an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities.
- Viewing strongly recommended!





GROUND FLOOR

Steps to;

COMMUNAL ENTRANCE

Stairs to;

APARTMENT ENTRANCE

To;

SPACIOUS AND WELCOMING ENTRANCE HALL

Store cupboard.

LIVING ROOM / KITCHEN

18'9 x 12'8

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in hob and underoven, extractor fan.

BEDROOM 1

13'0 x 8'5

BEDROOM 2

12'8 x 7'9

SHOWER ROOM

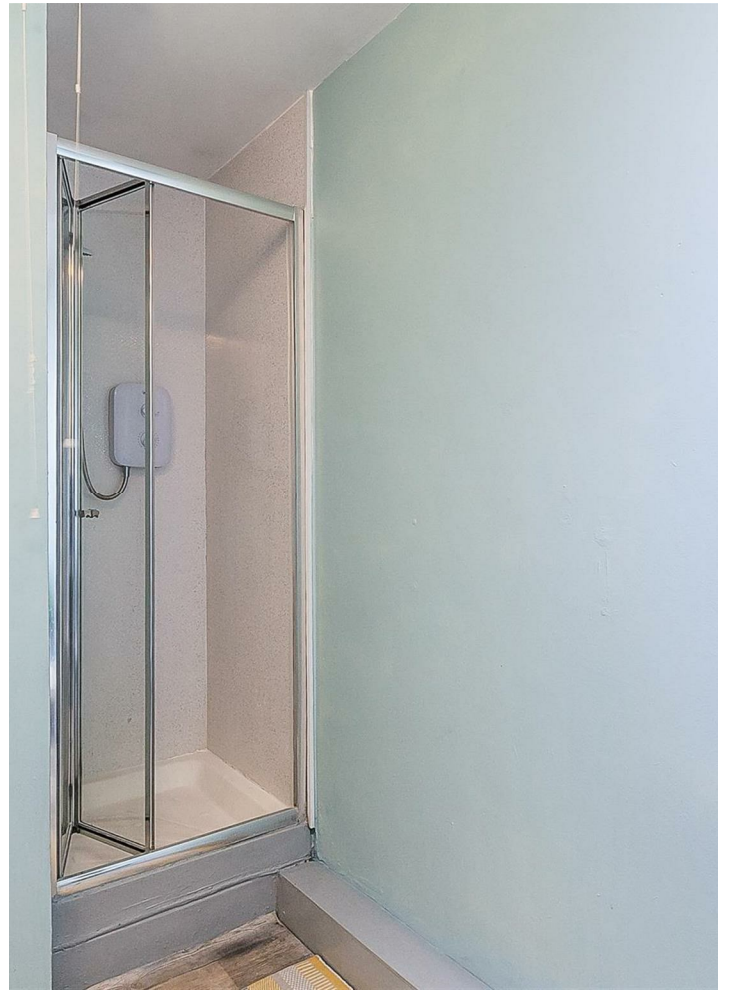
Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware.

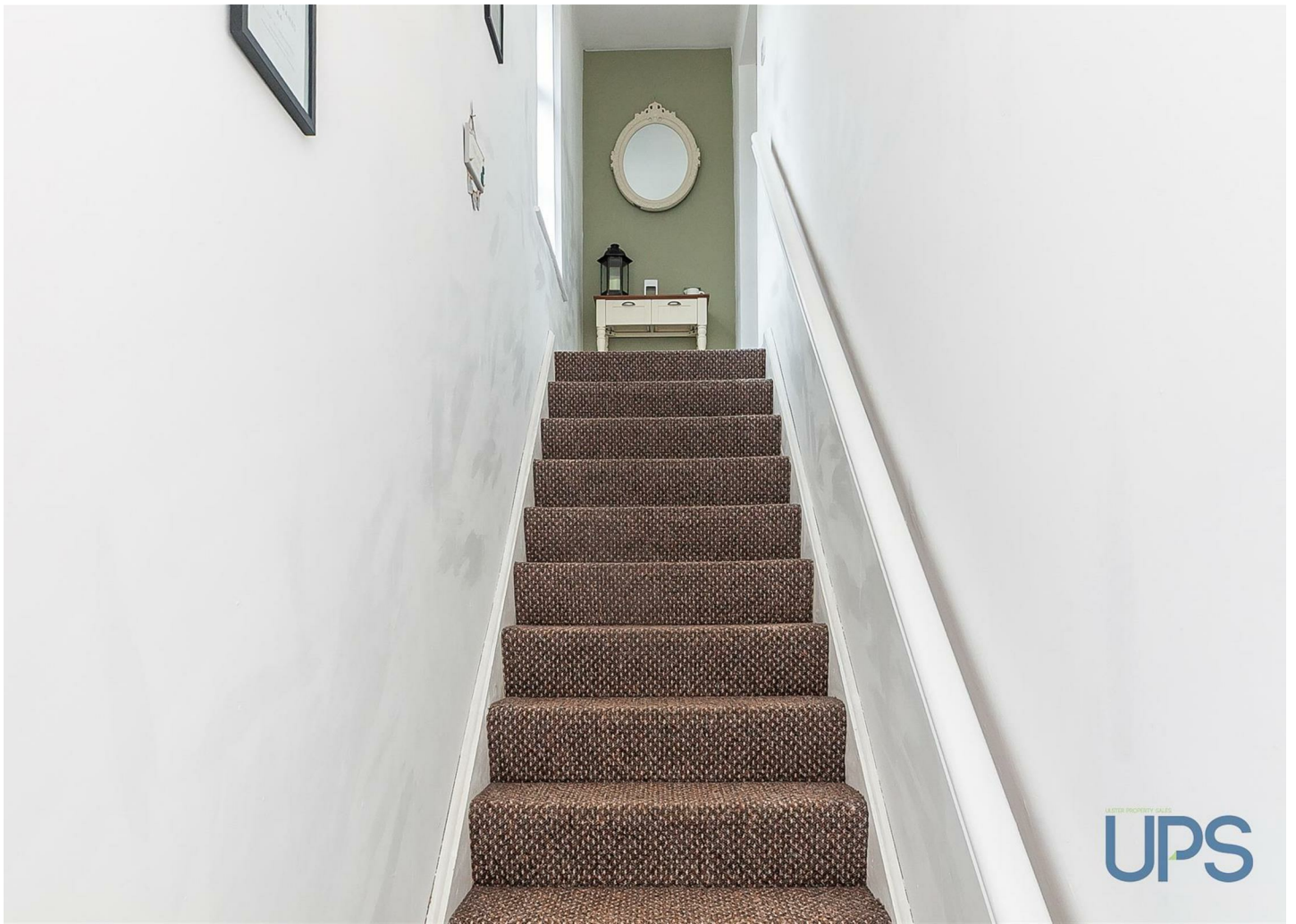
OUTSIDE

Communal car-parking.

17 LARKSPUR RISE, SUFFOLK ROAD, BELFAST, BT11 9RW







17 LARKSPUR RISE, SUFFOLK ROAD, BELFAST, BT11 9RW



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 Andersonstown 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. 18429619

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark