



**APT 2 CASTLEWOOD  
MANOR, FINAGHY ROAD**

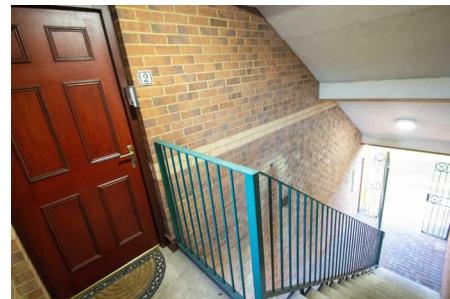
**OFFERS AROUND £134,950**

A superb opportunity to purchase this spacious first floor apartment with its own door access commanding a prime residential location and offered with no onward chain. Privately positioned tucked away within this small and highly sought after development with walking distance to the Finaghy train station providing an easy commute to the City Centre as well as walking distance to all the vast amenities on the nearby Upper Lisburn Road, Finaghy and Andersonstown, to include leisure facilities, schooling and the motorway network to name a few. Two bedrooms. Good sized living room with upvc double glazed door and Juliet style balcony. Separate fitted kitchen. White bathroom suite with spotlights. Gas central heating system with Worcester gas boiler. Upvc double glazing. Chain free. An apartment with so much potential coupled with this hugely convenient residential location, we have no hesitation in recommending an early viewing to avoid disappointment. A service charge of approximately £55.00 per month, at present, is payable to Charterhouse Management Company. We recommend the purchaser and their solicitor confirm the service charge amount and inclusions. EPC C76



## Key Features

- Highly sought-after development tucked away just off the established and convenient Finaghy Road North within proximity to Finaghy railway station and shops.
- Separate fitted kitchen.
- Gas central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-76)
- Chain-free.
- Proximity to all the services on the nearby Upper Lisburn Road.
- Good sized living room with Juliet style balcony.
- White bathroom suite with separate shower cubicle.
- Designated and communal car-parking.
- Close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, restaurants and much more.
- Early viewing recommended.



### GROUND FLOOR

Hardwood front door to:

### SPACIOUS ENTRANCE HALL

Laminated wood effect floor.

### LIVING ROOM

23'5" x 10'4"

Laminated wood effect floor, Upvc double glazed door, Juliet style balcony.

### SEPARATE FITTED KITCHEN

9'11" x 7'8"

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in 4 ring hob and underoven, extractor fan, partially tiled walls, tiled floor, Worcester gas boiler.

### BEDROOM 1

10'7" x 10'9"

Built-in robes.

### BEDROOM 2

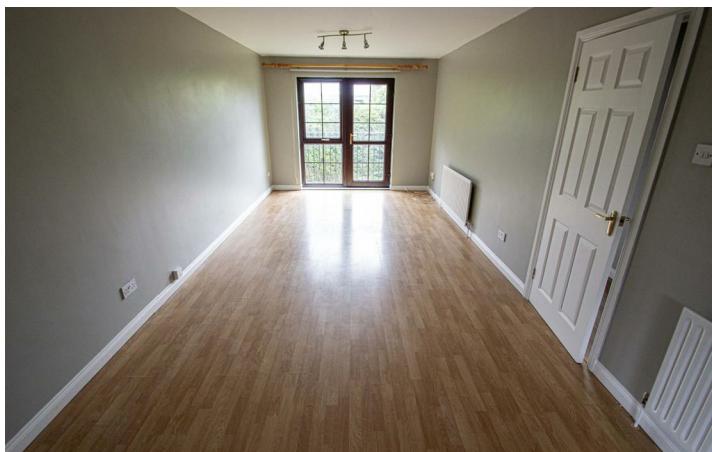
10'8" x 7'3"

### WHITE BATHROOM SUITE

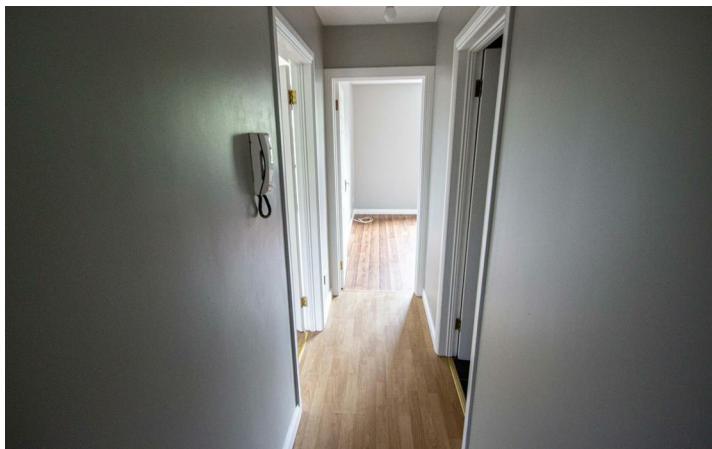
Tiled panelled bath, low flush w.c, wash hand basin and storage cabinet, chrome effect sanitary ware, chrome towel warmer, tiled walls and floor, spotlights, extractor fan, pvc stripped ceiling.

### OUTSIDE

Designated and guest car-parking.











**UPS**  
2 Castlewood Manor, Belfast. BT11 9RU



Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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

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 our mortgage advisor on 028 9060 5200.

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.**

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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