



## 17 LARKSPUR RISE

### Suffolk Road Belfast BT11 9RW

- Superb two bedroom 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
- Modern shower room
- Electric storage heaters / uPVC double glazing
- Communal car-parking
- Colin Glen, Ireland's leading adventure park, is close by, as are beautiful parklands.
- Early viewing recommended!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		72	79
		EU Directive 2002/91/EC	

**£850 Per Month**

# 17 Larkspur Rise

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## GROUND FLOOR

Steps to;

washing machine, built-in hob and underoven, extractor fan.

## COMMUNAL ENTRANCE

Stairs to;

## BEDROOM 1

13'0 x 8'5 (3.96m x 2.57m)

## APARTMENT ENTRANCE

To;

## BEDROOM 2

12'8 x 7'9 (3.86m x 2.36m)

## SPACIOUS AND WELCOMING ENTRANCE HALL

Store cupboard.

## SHOWER ROOM

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

## LIVING ROOM / KITCHEN

18'9 x 12'8 (5.72m x 3.86m)

Range of high and low level units, single drainer stainless steel sink unit, plumbed for

## OUTSIDE

Communal car-parking.

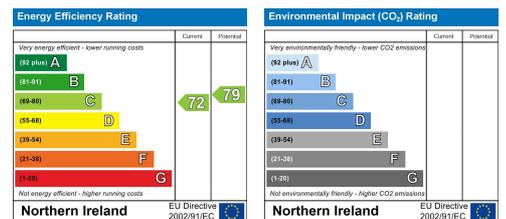


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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