

## 26 Kansas Avenue Flats , Belfast, BT15 5AY

**Offers Around £104,950**

Superb Opportunity To Purchase A Spacious Ground Floor Apartment Convenient To The Antrim Road.

Situated within this most convenient and popular location this spacious ground floor apartment will have immediate appeal. The intercom entry leads to a generously proportioned apartment comprising 2 bedrooms, lounge, fitted kitchen and classic white bathroom suite with separate wc. The dwelling further offers uPvc double glazed windows, gas central heating, low outgoings and has been maintained to a good standard over the years. Communal grounds, communal carparking and covered rear veranda makes this the perfect home for old and young alike - Early Viewing is recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	70	79
EU Directive 2002/91/EC		



# 26 Kansas Avenue Flats

, Belfast, BT15 5AY



- Spacious Ground Floor Apartment
- Classic White Bathroom
- Low Out Goings
- 2 Bedrooms Lounge
- Upvc Double Glazed Windows
- Covered Rear Veranda
- Fitted Kitchen
- Gas Central Heating
- Ever Popular Location

## Communal Entrance Hall

Intercom Entry.

## Entrance Hall

Panelled radiator, storage cupboard, intercom, ceramic tiled floor.

## Lounge

14'0" x 13'8" at widest (4.27 x 4.19 at widest)

Hole in wall fireplace, exposed timber flooring, panelled radiator.

## Kitchen

12'5" x 9'1" (3.81 x 2.77)

Single drainer stainless steel sink unit, range of shaker style high and low level units, formica

worktops, free standing cooker, stainless steel canopy extractor, concealed gas boiler, plumbed for washing machine, fridge/freezer space, partly tiled walls, panelled radiator, Lvf flooring.

Dining area: glazed rear door to covered veranda.

## Bathroom

White suite comprising panelled bath, pedestal wash hand basin, partly tiled walls, ceramic tiled floor, panelled radiator.

## Separate WC

Ceramic tiled floor, low flush wc.

## Bedroom

12'11" x 6'11" at widest (3.96 x 2.13 at widest)

Built-in robe, panelled radiator.

## Bedroom

9'6" x 9'3" (2.92 x 2.84)

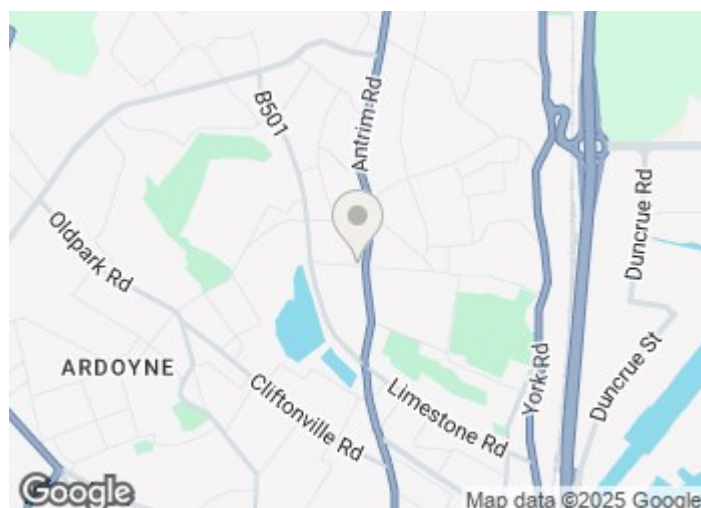
Exposed timber flooring, panelled radiator.

## Outside

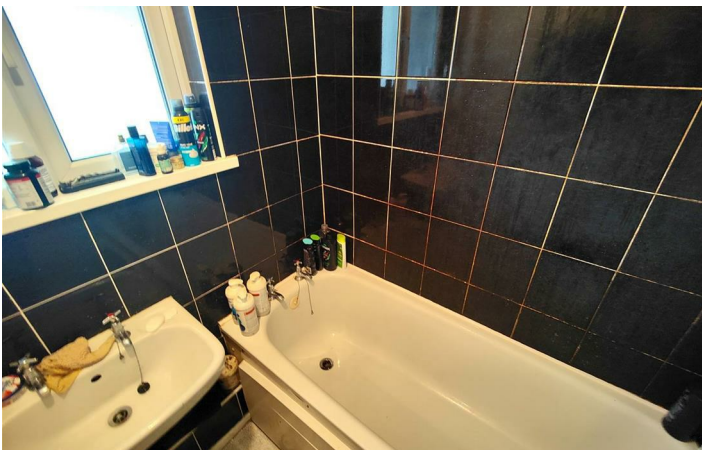
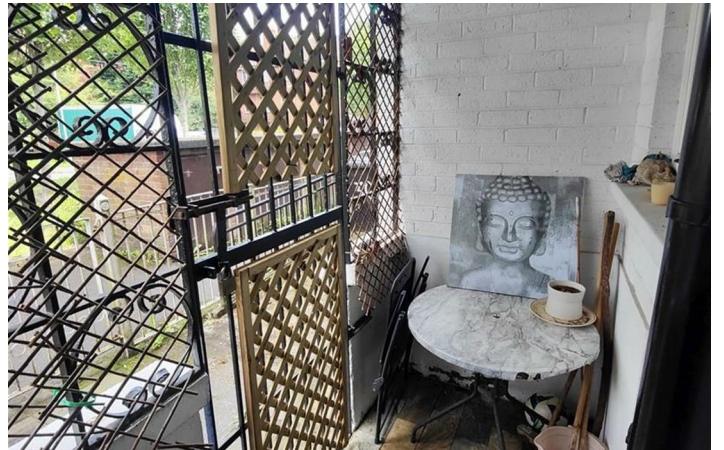
Covered rear veranda, communal gardens, communal parking.

Management charge £ 26.11 per month.

Rates Approx £ 671.51 per annum.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

