



## 3 Chichester Park South , Belfast, BT15 5DW

**Offers Around £149,950**

Superb 2 Bedroom Ground Floor Apartment Within This Impressive Mansion House.

Holding a delightfully private position in this tree lined avenue this superb ground floor apartment offers spacious accommodation which comprises 2 bedrooms, spacious lounge with exposed timber flooring and high ceilings, separate modern kitchen with integrated fridge freezer, built-in oven and hob and informal dining and coloured bathroom suite with corner bath. The dwelling further offers uPvc double glazed windows, gas central heating, intercom entry and excellent storage. Externally there is ample communal parking and gardens to enjoy and all moments from the many amenities of the Antrim and Cavehill Roads. Offering spacious ground floor accommodation this property will appeal to a wide range of purchasers unwilling to compromise on location - Early Viewing is highly 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	55	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 3 Chichester Park South

, Belfast, BT15 5DW



- Superb Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- Modern Kitchen With Informal Dining
- Coloured Bathroom Suite
- Gas Central Heating
- Upvc Double Glazing
- Extensive Communal Gardens
- Communal Parking
- Desirable Antrim Road Location

### Communal Entrance Hall

Intercom access. Ceramic tiled floor. stainless steel extractor fan,

### Entrance Hall

Ceramic tiled floor, storage cupboard, intercom access, panelled radiator.

### Lounge

19'0" x 15'5" (5.81 x 4.71)

Into bay, exposed timber floor, hole in wall fireplace, picture rail, cornice ceiling, double panelled radiator x 2.

### Kitchen

12'10" x 10'2" (3.93 x 3.12)

Single drainer stainless steel sink unit, extensive range of modern high and low level units, built-in

oven and hob, formica worktops,

plumbed for washing machine,

integrated fridge freezer, partially tiled walls.

Dining Area:

Double panelled radiator.

### Bedroom

11'10" x 9'8" (3.61 x 2.97)

Built-in cupboard, concealed gas boiler, double panelled radiator.

### Bedroom

11'10" x 10'1" (3.61 x 3.08)

Panelled radiator, wood laminate floor.

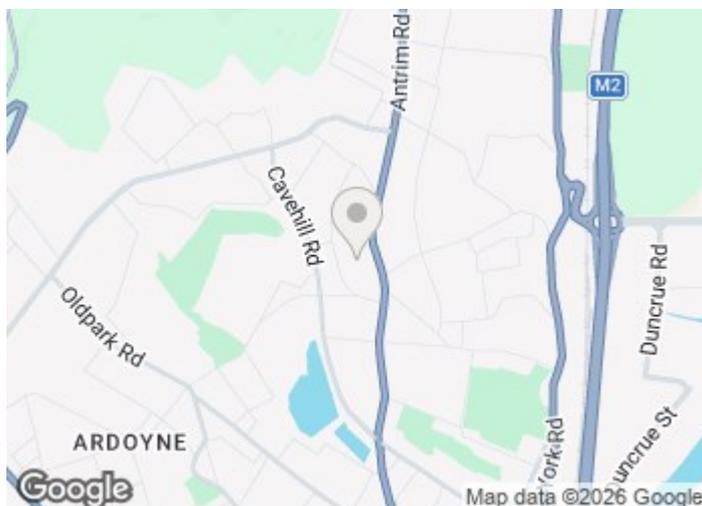
### Bathroom

Coloured bathroom suite comprising corner bath, electric telephone handset shower, vanity unit, low flush wc, partly tiled walls, hot press storage, pine tongue and groove ceiling, panelled radiator.

### Outside

Communal car parking. Communal gardens in stones, mature lawn, hedging & trees. bin store.

Management fee approx £ 1,188 per annum.

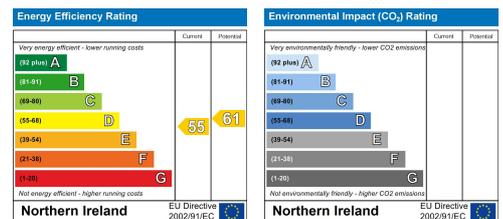


### Directions



# Floor Plan

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