



11 Linen lofts , Belfast, BT14 7EJ

Offers Over £129,950

Fantastic 2 Bedroom "New York" Loft Style Apartment Only Minutes From The University, Cathedral Quarter And City Centre Beyond.

A fantastic opportunity to purchase a superbly presented 2 bedroom first floor 'New York' loft style apartment a short commute away from the New University, Cathedral Quarter and City Centre beyond. The spacious interior comprises 2 bedrooms, principal bedroom with en-suite, entrance hall, lounge with storage and vaulted ceiling, open plan to contemporary kitchen with informal dining and modern white bathroom suite. The first floor apartment further offers gas fired central heating, uPvc double glazed windows, "C" energy rating, extensive use of quality wood laminate and ceramic floor coverings, elevator access, intercom communal entry, communal parking and one allocated parking space. A fantastic opportunity to purchase a uniquely stylish spacious 2 bedroom loft style apartment - 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	80	80
EU Directive 2002/91/EC		

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- Fantastic 2 Bedroom "New York" Loft Style Apartment
- Lounge With Vaulted Ceiling
- Double Glazed Windows
- Allocated Parking
- Short Commute To The New University, Cathedral Quarter & City Centre
- Luxury Fitted Kitchen
- Gas Central Heating
- 2 Bedrooms Principal With En Suite
- Modern White Bathroom Suite
- Elevator Access

Communal Entrance Hall

Intercom entry, elevator access.

Entrance Hall

Intercom, wood laminate floor, vaulted ceiling.

Lounge

19'3" x 17'5" (5.89 x 5.33)

Vaulted ceiling, wood strip floor, two double panelled radiators.

Open Plan to:

Kitchen

9'5" x 9'1" (2.88 x 2.78)

Vaulted ceiling, stainless steel sink unit, range of high and low level units, formica worktops, built-in oven and 4 ring gas hob, plumbed

for washing machine, integrated fridge/freezer, concealed gas boiler, breakfast bar, wood block worktop, partially tiled walls.

Bathroom

Deluxe white suite comprising walk-in shower, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, extractor, vaulted ceiling, panelled radiator.

Bedroom

9'6" x 9'6" (2.92 x 2.91)

Vaulted ceiling, wood strip flooring, panelled radiator.

Principal Bedroom

13'1" x 10'0" (4.01 x 3.05)

Vaulted ceiling, wood laminate floor, panelled radiator.

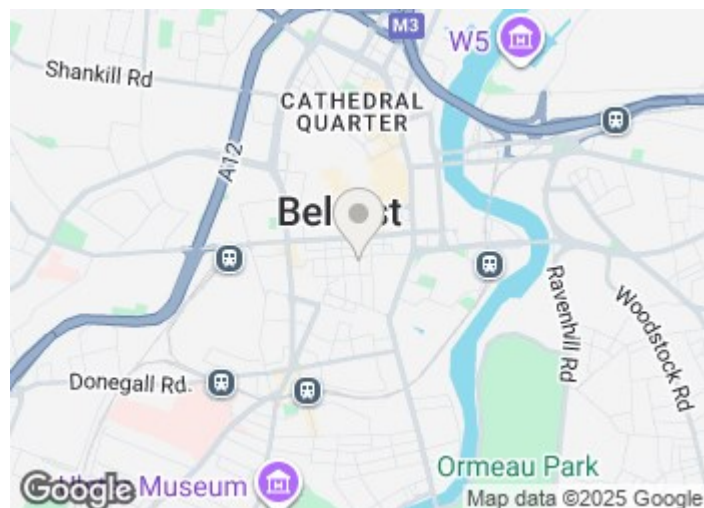
En-Suite

White suite comprising panelled bath, shower screen, thermostatic controlled telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, extractor fan, double panelled radiator.

Outside

Communal areas, communal car parking, one allocated parking space.

Approx. Management Fees £ 1,600 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.

