



## 79C Heath Lodge Drive , Belfast, BT13 3WL

**Asking Price £100,000**

Superb First Floor Apartment Holding A Prime Position Within This Highly Sought After Residential Development.

An excellent opportunity to acquire a modern constructed apartment in this highly sought after development. The bright and spacious interior comprises 2 bedrooms, both with built-in wardrobes, spacious lounge with twin balconies, modern fitted kitchen and white bathroom suite. The dwelling further offers double glazed windows, gas central heating, intercom entry system and secure designated car parking. Combining modern accommodation and this most sought after development - Early Viewing is highly 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>		EU Directive 2002/91/EC	

# 79C Heath Lodge Drive , Belfast, BT13 3WL



- Superb First Floor Apartment
- 2 Bedrooms 1+ Reception Room
- Dual Balconies
- Gas Central Heating
- Upvc Double Glazed Windows
- Secure Car Parking
- Sought After Development

## Communal Entrance Hall

Intercom Entry.

## Entrance Hall

Panelled radiator, intercom entry system.

## Lounge

30'0" x 11'1" (9.15 x 3.38)

Double panelled radiator, storage cupboard, patio doors to balcony, wood laminate floor.

Open Plan :

## Kitchen

Single drainer stainless steel

sink unit, cooker space, integrated extractor, excellent range of high and low level units, formica worktops, plumbed for washing machine, fridge/freezer space, partly tiled walls, Lvf flooring, panelled radiator.

## Bedroom

12'10" x 8'0" (3.90 x 2.44)

Panelled radiator, built-in robe.

## Bedroom

13'0" x 10'0" (3.97 x 3.06)

Panelled radiator, built-in robe.

## Bathroom

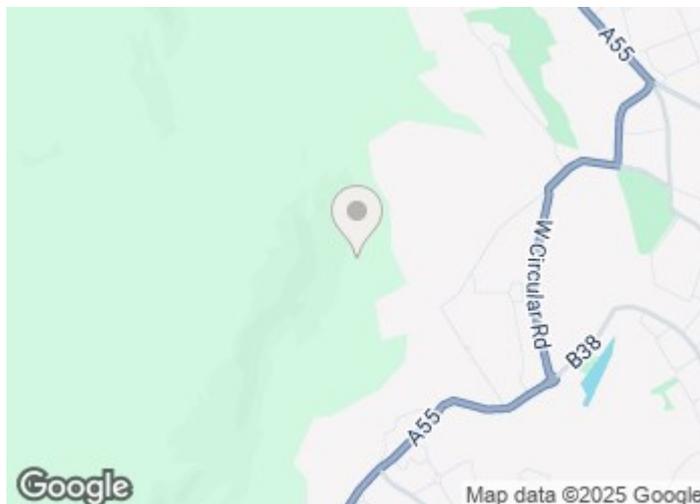
White suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, Lvf flooring, panelled radiator.

## Outside

Remote access designated car parking.

Management Fee Approx £1,200 paid quarterly.

Last Years Rates Bill Approx £599.56.

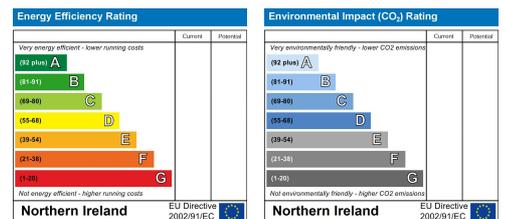


## Directions



# 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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