



17 Linen Lofts

22 Flax Street, Belfast, BT14 7EJ

Offers Around £135,000

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

A superb opportunity to purchase a beautifully presented 2 bedroom 'New York' loft style apartment less than 10 minutes from the New University, Cathedral Quarter and City Centre beyond. The spacious interior comprises 2 bedrooms, master with en-suite facilities, entrance hall with glass brick, lounge with feature brick wall design and vaulted ceiling, open plan to kitchen with informal dining and classic white bathroom suite. The third floor apartment further offers gas fired central heating, uPvc double glazed windows, excellent energy rating, extensive use of wood laminate and ceramic floor coverings, elevator access, intercom communal entry and communal parking. A superb opportunity to purchase a unique and 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	77	81
EU Directive 2002/91/EC		

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- Superb 2 Bedroom "New York" Loft Style Apartment
- Lounge With Feature Wall & Vaulted Ceiling
- uPvc Double Glazed Windows
- Communal Parking
- Minutes From The University, Cathedral Quarter & City Centre
- Modern Fitted Kitchen
- Gas Central Heating
- 2 Bedrooms Master With En Suite
- Classic White Bathroom Suite
- Elevator Access

Communal Entrance Hall

Intercom entry, elevator access.

Entrance Hall

Intercom, wood laminate floor, glass brick, vaulted ceiling, double panelled radiator.

Lounge

19'11" x 18'1" (6.09 x 5.52)

Vaulted ceiling, wooden flooring, feature brick wall, window seat, double panelled radiators x 3.

Open Plan to:

Kitchen

11'9" x 10'6" (3.59 x 3.22)

Vaulted ceiling, stainless steel sink unit, range of high and low level units, formica worktops, built-in oven and ceramic hob, plumbed for washing

machine, fridge / freezer space, wall mounted gas boiler, partially tiled walls, ceramic tiled floor.

Bathroom

White suite comprising panelled bath, shower screen, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, vaulted ceiling.

Bedroom

10'4" x 9'2" (3.15 x 2.80)

Vaulted ceiling, double panelled radiator.

Master Bedroom

13'8" x 13'9" (4.17 x 4.2)

Vaulted ceiling, double panelled radiator.

En-Suite

White suite comprising shower cubicle,

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

Outside

Communal areas and communal car parking.

Approx. Management Fees £1,590 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.

