



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



5a Heath Lodge Avenue , Belfast, BT13 3WH

Offers Over £117,500

Immaculate Ground Floor Apartment Holding A Prime Position Within This Much Admired Residential Development.

A beautifully presented spacious ground floor apartment situated within this exceptionally popular development. The richly appointed interior comprises 2 bedrooms, lounge with open plan fitted kitchen incorporating built-in under oven and hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, intercom entry and is ideally suited to the investor, first time buyer or downsizer alike. Secure remote entry gated with designated car parking space number 3 and access to a rear communal areas makes this exceptional apartment a opportunity not to be missed.

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	78	78
EU Directive 2002/91/EC		

5a Heath Lodge Avenue

, Belfast, BT13 3WH



- Immaculate Ground Floor Apartment
- Open Plan Lounge And Fitted Kitchen
- Upvc Double Glazed Windows
- Exceptionally Popular Development
- Modern White Bathroom Suite
- Secure Remote Gated Entry
- 2 Spacious Bedrooms
- Gas Central Heating
- Designated Carparking Space

Communal Entrance Hall

Intercom entry access.

Entrance Hall

Panelled radiator.

Open Plan Lounge

30'3" x 13'10" (9.24 x 4.23)

Wood strip flooring, double panelled radiator.

Kitchen/Dining

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel canopy

extractor fan, fridge/freezer space, plumbed for washing machine, panelled radiator, partly tiled walls, ceramic tiled floor. built-in storage, concealed gas boiler.

Bathroom

7'8" x 6'2" (2.36 x 1.89)

Modern white bathroom suite comprising panelled bath, telephone hand set, pedestal wash hand basin, low flush wc, featured radiator, fully tiled walls, ceramic tiled floor, recessed lighting.

Bedroom

10'1" x 12'9" (3.09 x 3.89)

Built-in robes, wood laminate floor, double panelled radiator.

Bedroom

13'1" x 7'6" (3.99 x 2.30)

Built-in robes, wood laminate floor, double panelled radiator.

Communal Grounds

Mature lawn

Gated Carparking

Remote entry, designated carparking space number 3.



Directions



Floor Plan

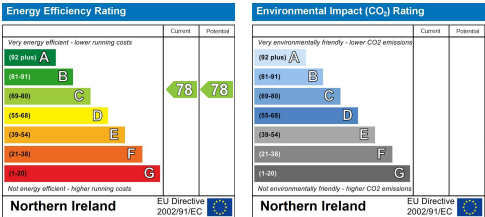


5a, Heath Lodge Avenue, BELFAST, BT13 3WH



Total Area: 58.1 m² ... 625 ft²
All measurements are approximate and for display purposes only

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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark