



49 Kansas Avenue Flats Antrim Road, Belfast, BT15 5AY

Spacious Modernised First Floor Apartment with Superb Outlook.

Situated within this most popular location within a quiet cul-de-sac setting this spacious first floor apartment will have immediate appeal. The modernised accommodation comprises 2 bedrooms, lounge, spacious fitted kitchen with balcony off and classic white bathroom with separate wc. The dwelling further offers uPvc double glazed windows, gas central heating and has been maintained to an excellent standard throughout. Offering low outgoings the dwelling is ideally suited to the first time buyer, young couple or investor and offers deceptively spacious accommodation and all moments from the many amenities of the Antrim Road and just a short commute to the City Centre - Early Viewing is highly recommended.

Offers Around £119,950

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		EU Directive 2002/91/EC	

49 Kansas Avenue Flats

Antrim Road, Belfast, BT15 5AY



- Spacious First Floor Apartment
- 2 Bedrooms
- Modern Kitchen
- Classic White Bathroom
- Gas Central Heating
- Balcony Overlooking Gardens
- Most Popular Location
- Lounge
- uPvc Double Glazed Windows
- Cul de Sac Position

Communal Entrance Hall

Intercom.

Entrance Hall

Panelled radiator, wood laminate floor, intercom entry, built-in storage.

Lounge

11'10" x 14'3" (3.61 x 4.34)

Wood laminate floor, double panelled radiator.

Kitchen

12'11" x 8'11" (3.94 x 2.72)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, fridge/freezer space,

plumbed for washing machine, **Bedroom**

wall mounted gas boiler, panelled 13'1" x 12'1" (3.99 x 3.68) radiator, partly tiled walls, ceramic built-in storage, wood laminate floor, panelled radiator.

Balcony

Bathroom

White suite comprising panelled bath, telephone hand set shower, pedestal wash hand basin, panelled radiator, fully tiled walls, ceramic tiled floor.

Separate WC

Low flush WC.

Bedroom

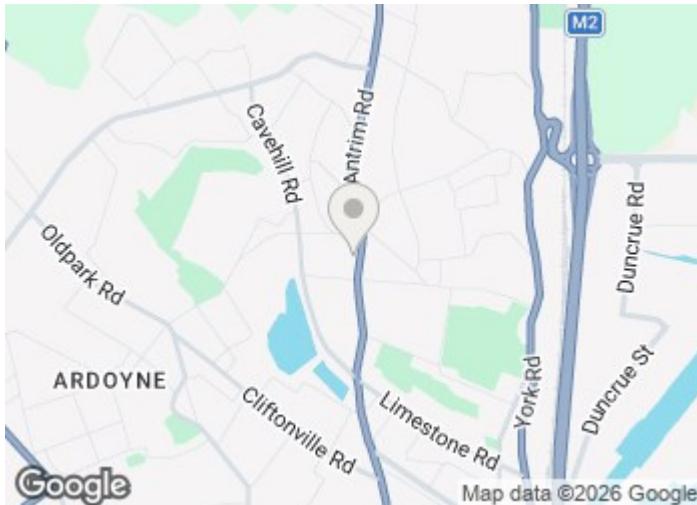
9'10" x 9'11" (3.00 x 3.02)

Wood laminate floor, panelled radiator.

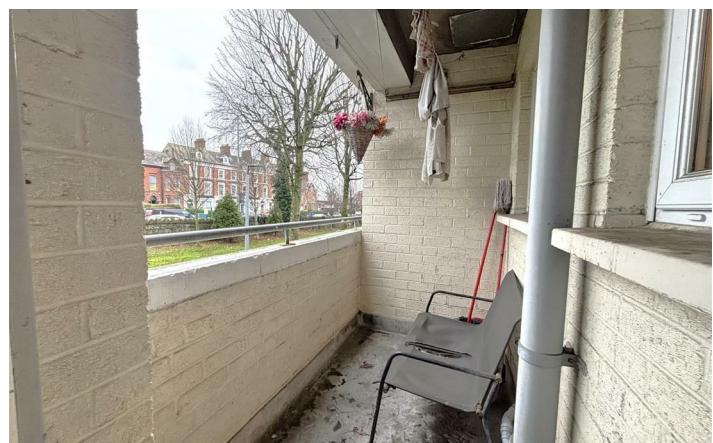
Outside

Communal gardens, bins storage.

Management Fee Approx £ 35 per calendar month.

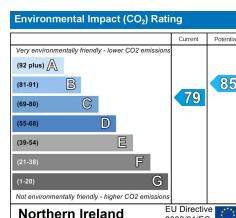
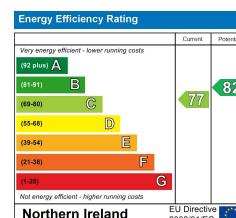


Directions



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.



ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN	BANGOR	DOWNPATRICK	MALONE
028 9060 5200	028 9127 1185	028 4461 4101	028 9066 1929
BALLYHACKAMORE	CARRICKFERGUS	FORESTSIDE	NEWTOWNARDS
028 9047 1515	028 9336 5986	028 9064 1264	028 9181 1444
BALLYNAHINCH	CAVEHILL	GLENGORMLEY	RENTAL DIVISION
028 9756 1155	028 9072 9270	028 9083 3295	028 9070 1000

 The Property
Ombudsman
SALES

 OFT
Approved code

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