



## 7F Dunmore Place , Belfast, BT15 3GP

**Offers Over £119,950**

Contemporary Designed Penthouse Apartment In This Most Popular Residential Development.

A contemporary designed 2nd floor penthouse apartment situated within this most popular Antrim Road residential development. The richly appointed interior comprises 2 bedrooms, bright lounge open plan to modern fitted kitchen incorporating built-in oven and 4 ring gas hob, fridge/freezer space, with dining area off and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, low outgoings, intercom entry and benefits from little or no maintenance worries in the near future. Secure remote entry car parking and a most convenient location make this the perfect home for young or old alike - 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>		75	75
(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	

# 7F Dunmore Place

, Belfast, BT15 3GP



- Contemporary Penthouse Apartment
- Classic White Bathroom
- Ample Car Parking
- 2 Bedrooms
- Gas Central Heating
- Sought After Residential Development
- Lounge Open Plan To Modern Kitchen
- uPvc Double Glazed Windows
- Short Commute To City Centre

### Communal Entrance Hall

Intercom access, ceramic tiled floor.

### Entrance Hall

Hardwood entrance door, ceramic tiled floor, built-in storage, panelled radiator.

### Lounge

18'4" x 10'7" (5.59 x 3.24)

At widest, Wood laminate floor, panelled radiator x 2.

Open Plan :

### Kitchen

13'8" x 7'1" (4.19 x 2.16)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in oven and 4 ring gas hob, stainless steel splash back, stainless steel canopy extractor, fridge freezer space, plumbed for washing

machine, concealed gas boiler, partly tiled walls, wood laminate floor, velux window, panelled radiator.

### Bathroom

White suite comprising panelled bath, shower screen, thermostatically controlled telephone hand shower, pedestal wash hand basin, low flush wc, partly pvc panelled walls, pvc ceiling, extractor, pvc ceiling,

### Bedroom

13'9" x 8'5" (4.20 x 2.58)

Wood laminate floor, built-in mirrored slider robes, 1/2 panelled wall, panelled radiator.

### Bedroom

12'7" x 10'5" (3.86 x 3.19)

Velux window, wood laminate floor, panelled radiator.

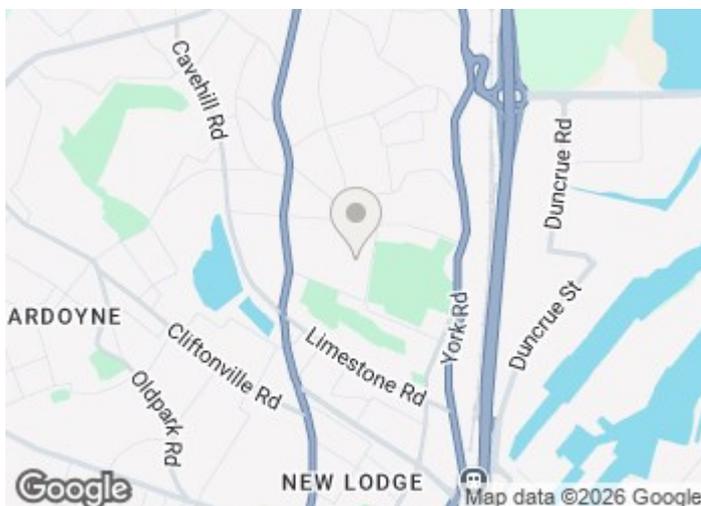
### Outside

Forecourt, communal car parking to rear.

Management Company - CSM  
02890295999.

Management Fee - Approx 1032.84 per year.

Leasehold - Approx 474 years remaining.

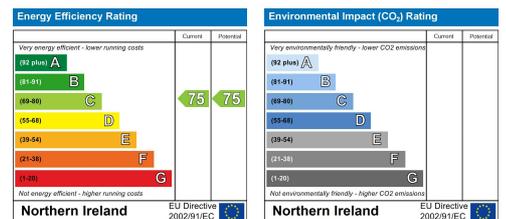


### Directions



# Floor Plan

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