



## Apt 7, Castle Lodge 6 Lansdowne Road , Belfast, BT15 4DA **Offers Over £229,950**

Stunning Duplex Apartment Set Within This Impressive Gated Development On The Lansdowne Road!

Offering stunning views of the Cavehill and holding probably the best position within this highly regarded Antrim Road gated development, this magnificent duplex apartment will immediately impress. The spacious first and second floor interior comprises 2 bedrooms, principal with en-suite shower room, lounge with vaulted ceiling and Juliet balcony, dining area, integrated kitchen, fully tiled bathroom suite and superb second floor open plan living area with excellent storage and twin velux windows, a delightfully flexible space to enjoy the stunning views. The dwelling further offers uPvc double glazed windows, gas central heating, ample storage and extensive use of ceramic and wood laminate flooring. Affording iconic views of the Cavehill Country Park, far reaching views over Belfast City and minutes walk from the Lansdowne Hotel, bus routes, cafes, Belfast Castle and Fortwilliam Golf Club, this is a unique opportunity not to be missed.

Exceptional location, Exceptional 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			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

# Apt 7, Castle Lodge 6 Lansdowne Road , Belfast, BT15 4DA



- Stunning Duplex Apartment
- Lounge With Vaulted Ceiling & Juliet Balcony
- Fully Tiled Bathroom
- Highly Regarded Location
- Impressive Gated Development
- Open Plan To Integrated Kitchen With Dining
- Upvc Double Glazed Windows Gas Heating
- 2 Bedrooms Principal With En-Suite
- Spacious Second Floor Open Plan Reception
- Dedicated Parking Space

## Communal Entrance Hall

Intercom entry, ceramic tiled floor.

## Entrance Hall

Hardwood entrance door, intercom remote entry, wood laminate floor.

## Bedroom

14'11" x 9'8" (4.57 x 2.95)

Wood laminate floor, built-in cupboard, built-in robes, panelled radiator.

## En-Suite Shower Room

Fully tiled white suite comprising shower cubicle, thermostatically controlled telephone handset shower unit, pedestal wash hand basin, low flush wc, tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

8'8" x 8'6" (2.65 x 2.61)

Wood laminate floor, built-in mirrored robes, panelled radiator.

## Bathroom

Fully tiled white suite comprising panelled bath, shower screen, thermostatically controlled telephone handset shower unit, pedestal wash hand basin, low flush wc, tiled walls, ceramic tiled floor, extractor fan, panelled radiator.

## Kitchen

24'3" x 14'3" (7.41 x 4.36)

Bowl and a half single drainer stainless steel unit, extensive range of high and low level units, formica worktops, free standing cooker, integrated extractor fan, integrated fridge/freezer, integrated dishwasher, plumbed for washing machine, partly tiled walls, ceramic tiled floor, recessed lighting.

Open Plan To:

## Dining Area

Wood laminate floor, double panelled radiator.

Open Plan To:

## Lounge

Into Bay, double panelled radiator, pvc double doors, juliet balcony.

## Second Floor

### Open Plan Living Area

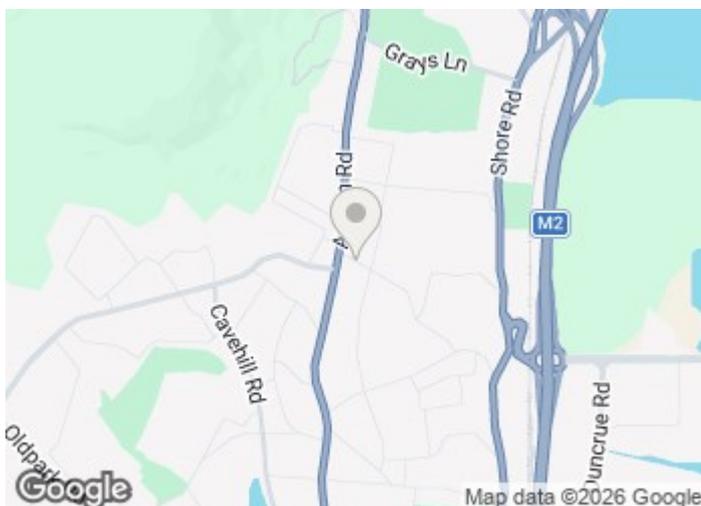
Wood laminate floor, twin velux windows, double panelled radiator x 2, built-in cupboard, built-in services cupboard, concealed gas boiler.

## Outside

Hard landscaped brick paver communal gardens, mature hedging, communal parking, dedicated parking space, gated entrance.

Management Fees Approx £ 1080.00 per annum.

Charterhouse Property Management.

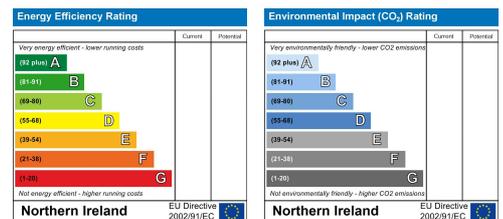


## Directions



# Floor Plan

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