



## Apt 2, 10 Highgrove Meadows , Belfast, BT13 3FX

**Offers Over £124,950**

Marvellous Modern Constructed First Floor Apartment Set Within This Highly Desirable Development Just Off The Ballygomartin Road!

A fabulous opportunity to purchase a luxuriously appointed first floor apartment set within this most convenient location close to local amenities and public transport. The spacious modern interior comprises 2 bedrooms, spacious lounge, open plan integrated kitchen incorporating built-under oven and hob, integrated fridge/freezer and modern fully tiled white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, Juliette balcony from lounge and benefits from little or no maintenance worries. Private carparking space and spacious communal gardens combines with a superb corner site to make this an opportunity not to be missed.

Internal inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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 2, 10 Highgrove Meadows , Belfast, BT13 3FX



- Marvellous Constructed First Floor Apartment
- Open Plan Integrated Fitted Kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms
- Modern White Bathroom Suite
- Communal Gardens, Private Carparking Space
- Spacious Lounge With Juliette Balcony
- Gas Central Heating
- Fabulous Views Over Black Mountain

## Communal Entrance Hall

### Entrance Hall

Intercom entry, built-in cupboard, wood laminate floor.

### Lounge

12'0" x 16'3" (3.67 x 4.97)

Wood laminate floor, double panelled radiator, Juliette balcony.

### Kitchen

7'9" x 7'1" (2.38 x 2.16)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops,

built-in under oven, 4 ring gas hob, stainless steel canopy extractor fan, integrated fridge/freezer, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

### Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled shower unit, vanity unit, low flush wc, double panelled radiator, fully tiled walls, ceramic tiled floor, extractor fan.

### Bedroom

9'8" x 9'3" (2.95 x 2.82)

Wood laminate floor, double panelled radiator.

### Bedroom

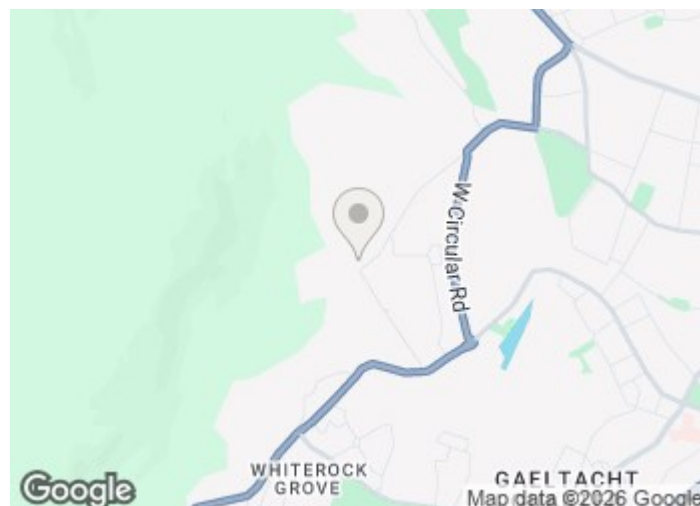
11'11" x 9'3" (3.64 x 2.82)

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

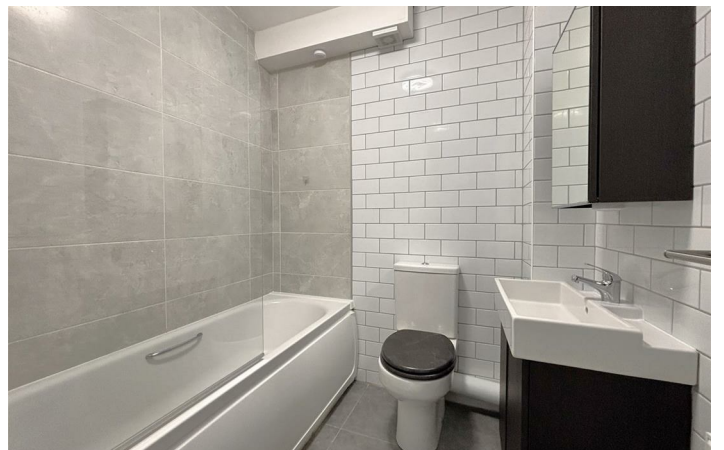
### Outside

Communal gardens and private car parking space.

Management Fees £ 584 per annum.

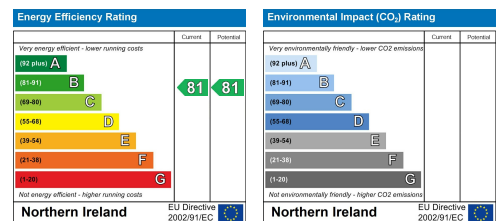


## Directions



# Floor Plan

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