



17c Heath Lodge Avenue , Belfast, BT13 3WH

Offers Over £99,950

Superb First Floor Apartment Holding A Prime Position Within This Highly Sought After Residential Development.

An excellent opportunity to acquire a modern constructed apartment in this highly sought after development. The bright and spacious interior comprises 2 bedrooms, both with built-in robes, open plan spacious lounge into fitted kitchen incorporating built-in under oven, hob and integrated extractor fan with twin Juliette balcony's and white bathroom suite. The dwelling further offers double glazed windows, gas central heating, intercom entry system and secure car parking. Most convenient location with just a short commute to leading schools, supermarkets and bus routes combines with modern apartment living makes this a home not be missed - Early Viewing 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			
Northern Ireland			EU Directive 2002/91/EC

17c Heath Lodge Avenue

, Belfast, BT13 3WH



- Superb First Floor Apartment
- Spacious Lounge Open Plan To Fitted Kitchen
- Gas Central Heating
- Exceptionally Popular Development
- 2 Bedrooms Both With Built-in Storage
- Modern White Bathroom Suite
- Communal Gardens
- Twin Juliette Balcony's
- Upvc Double Glazed Windows
- Secure Car Parking

Communal Entrance Hall

Telecom entry access.

Entrance Hall

Hardwood entrance door, wood laminate floor, panelled radiator.

Lounge

18'4" x 11'1" (5.61 x 3.38)

Two panelled radiators, uPvc double glazed patio doors to Juliette balcony, telecom phone.

Kitchen

10'9" x 8'5" (3.30 x 2.57)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, 4 ring gas hob,

integrated extractor fan, glass splashback, fridge/freezer space, plumbed for washing machine, built-in storage with wall mounted gas boiler, uPvc door to Juliette balcony.

Bathroom

Original white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator, extractor fan.

Bedroom

12'6" x 10'2" (3.83 x 3.12)

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

Bedroom

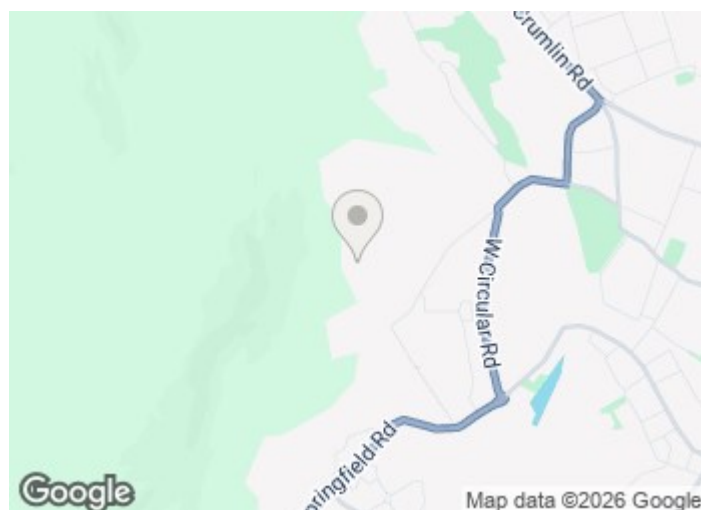
13'1" x 10'0" (4.00 x 3.06)

Built-in robes, double panelled radiator.

Outside

Communal gardens, remote entry, secure car parking.

Management Fees Approx £ 1080 per annum.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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