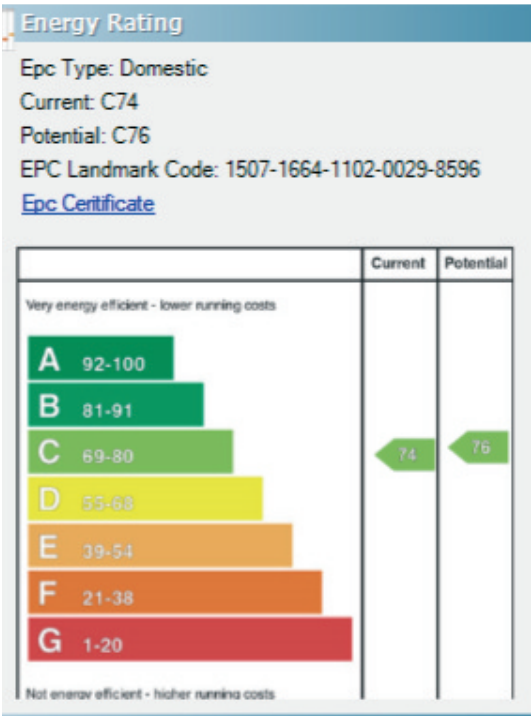


Outside

Allocated car parking.



Well presented second floor apartment within this popular gated development which occupies an excellent location. Extremely convenient to a host of amenities with Queens University and Belfast City Centre within easy walking distance. The accommodation comprises an impressive lounge with a feature fireplace, separate modern fitted kitchen with extensive range of high and low level units and integrated appliances, two well proportioned bedrooms; Principal benefiting from ensuite shower room to compliment the separate bathroom. This apartment will no doubt have wide ranging appeal, therefore early viewing is highly recommended.

\*Please note images were taken prior to tenant moving in\*

Offers Over  
£149,950

Apt 25 The Cloisters,  
University Avenue,  
BELFAST,  
BT7 1GD

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
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Apt 25 The Cloisters ,  
University Avenue,  
BELFAST, BT7 1GD

## Property Features

- Well Presented Second Floor Apartment in a Secure Gated Development close to Queens University
- Bright Lounge with Feature Fireplace
- Modern Fully Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms; Principal with Ensuite Shower Room
- White Bathroom Suite
- One secure car parking space
- Gas Heating/Double Glazing Throughout/Intercom System
- Close to Local Amenities and Public Transport Links
- Early Viewing Highly Recommended

## Location:

Heading down University Avenue from Queens University The Cloisters development is at the bottom on the right hand side.

## Property Comprises

### Second Floor

HALLWAY: Hardwood front door, shelved storage cupboard, carpeted, intercom system.

LIVING ROOM: 14' 2" x 13' 4" (4.32m x 4.06m) Feature fireplace with pine surround, slate hearth and gas insert, recessed lighting.

KITCHEN: 14' 6" x 8' 5" (4.42m x 2.57m) Range of high and low level units, built in oven, gas hob and extractor fan, stainless steel sink with mixer tap, laminate work surfaces, plumber for washing machine and dishwasher, ceramic tiled flooring, recessed lighting.

BATHROOM: Low flush WC, wash hand basin, bath with overhead shower, tiled flooring, extractor fan.

PRINCIPAL BEDROOM: 14' 9" x 9' 4" (4.5m x 2.84m) Carpeted.

ENSUITE SHOWER ROOM: Low flush WC, wash hand basin, walk in corner shower with electric redring shower unit, tiled flooring, part tiled walls, extractor.

