

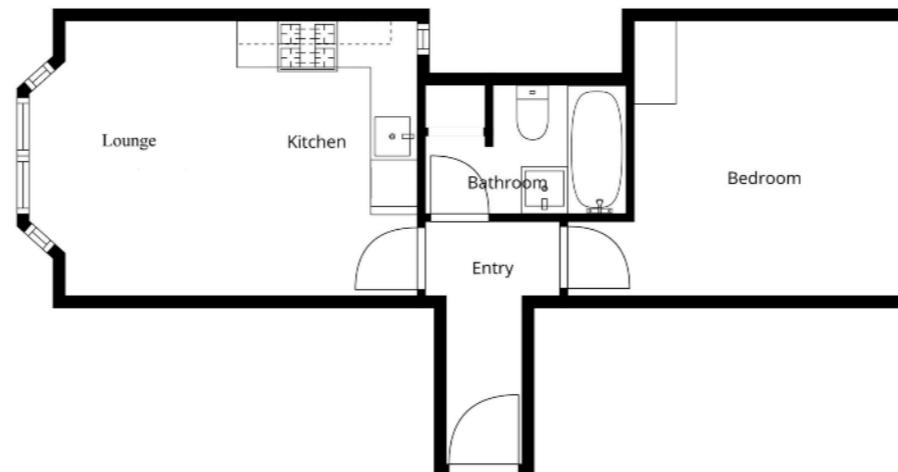
Management company:

Black dog.

Management fee - £1080 per annum service charge.

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Sizes And Dimensions Are Approximate. Actual May Vary.

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This attractive and modern, third floor apartment occupies an excellent location tucked away just off the Malone Road with a host of amenities virtually on one's doorstep including Queens University, the City Hospital and those in the City Centre.

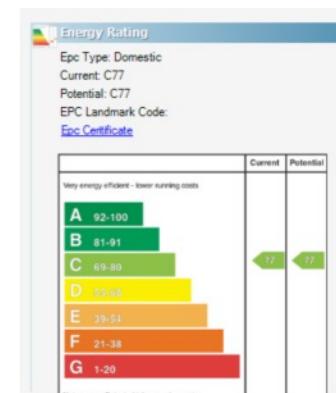
The apartment offers bright well proportioned accommodation which has a super city view. There is a lounge with dining area open plan to a modern fitted kitchen, bedroom and modern bathroom. There is a secure underground parking space. Overall it is ideally suited to cater for all those modern day living requirements.

With all this apartment has to offer it will have wide ranging appeal to both owner occupiers and investors, thus early inspection is highly recommended.

Offers Over  
£140,000

Apt 32 University Court,  
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BT71NA

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32 University Court,  
3-5 University Road,  
BELFAST,

## Property Features

- Excellent Modern Third Floor Apartment with Delightful City Views
- Communal Hall with Stairs and Lift
- Entrance Hall
- Lounge Open Plan to Dining Area
- Modern Fitted Kitchen
- Good Sized Double Bedroom
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- One Secure Allocated Car Parking Space
- Extremely Convenient with City Centre, Queens University and City Hospital Virtually on One's Doorstep
- Ideal for an Owner Occupier or Investor

## Location:

Malone Road heading towards Shaftsbury Square just before Bradbury Place turn left into Development.

## Property Comprise

STAIRS/LIFT TO 3<sup>RD</sup> FLOOR:

### Third Floor

Hard wood front door with double locks and additional keyless access to...

ENTRANCE HALL: Laminate wood effect floor.

LOUNGE OPEN PLAN TO MODERN FITTED KITCHEN: 16' 5" x 11' 6" (5m x 3.51m) At widest points, into bay. High gloss kitchen with range of high and low level units, work surfaces, black sink, integrated wine rack, gas boiler, integrated Beko 4 ring gas hob, integrated Hotpoint oven, extractor fan over, glazed splashback, part tiled walls, laminate wood effect floor, bay window.

BEDROOM (1): 13' 10" x 11' 6" (4.22m x 3.51m) At widest points. Laminate wood effect flooring.

BATHROOM: White suite comprising, wash hand basin with vanity below, panelled bath with shower over, telephone hand shower, ceramic tiled floor, tongue and groove ceiling, low voltage spot lighting, extractor fan, utility cupboard, washing machine and shelved cupboard.

### Basement

One allocated, secure, gated underground car parking space with key fob access from Lisburn Road.

