



2 Beech Heights
Belfast, BT7 3LQ

Guide price £240,000



2 Beech Heights, Belfast

HMK Property is delighted to introduce Apartment 5, Elm House, 2 Beech Heights located in the popular development of Wellington Square, off the Ormeau Embankment. This beautifully presented three bed apartment is located on the first floor with lift access. The apartment consists of a good sized modern kitchen, complete with marble worktops, and newly fitted appliances to include gas hob, oven and fridge/freezer. There is ample storage throughout the apartment with three excellent walk-in storage cupboards, one currently used as a kitchen pantry. The spacious living room overlooks a communal green space and has the added benefit of accessing a private balcony. There are three excellent bedrooms, the stylish master with en-suite shower room, and a large family bathroom, fully tiled with shower over bath. Outside the property there is ample parking with a designated carpark for Elm House. Apartment 5 will make the perfect home for a range of potential buyers, appealing to the first time buyer market, and those looking for a rental investment in a well established development in South Belfast. To arrange a viewing contact HMK Property today on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

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The facts you need to know...

- A beautifully presented 1st floor apartment in a popular location
- A spacious living room with access to private balcony
- A fully tiled bathroom with shower over bath
- Private balcony overlooking a communal green space
- Ample parking to the rear of the building
- A bright modern kitchen with integrated appliances and marble worktop
- Three excellent bedrooms, master with ensuite shower room
- Ample storage throughout the property to include three walk in closets, one currently used as a pantry
- Gas heating/double glazing throughout
- Popular location, an ideal starter home or investment opportunity





The property comprises...

COMMUNAL ENTRANCE

Communal front door to entrance hall, stairs and lift to:

FIRST FLOOR

Communal landing, front door to:

ENTRANCE HALL

Luxury Vinyl tiled flooring throughout with access to three large storage cupboards

KITCHEN

16'5" x 9'1"

A bright modern kitchen with a range of high and low level units, marble worktops, integrated appliances to include a four ring 'Russell Hobbs' hob, 'Zanussi' single oven, integrated fridge/freezer, stainless steel sink and drainer, partially tiled walls, tiled flooring and storage cupboard housing an 'Ideal' gas combi boiler





The property comprises...

LIVING ROOM

20'10" x 12'8"

A spacious living room with luxury vinyl flooring, skirting and access to a private balcony overlooking a communal green space

MAIN BEDROOM

12'1" x 11'8"

A beautifully presented main bedroom, with skirting and access to a large en-suite shower room

EN-SUITE

7'2" x 5'6"

A large en-suite shower room with shower cubicle





The property comprises...

SECOND BEDROOM

14'11" x 9'10"

A spacious second bedroom with luxury vinyl tile floor with skirting, dual aspect uPVC double glazing with views overlooking the balcony.

THIRD BEDROOM

10'8" x 9'3"

A good size third bedroom with luxury vinyl tiled flooring, and skirting

BATHROOM

6'11" x 6'3"

A bright bathroom suite with tile flooring and partially tiled walls, bath with shower over, ceramic sink, and low flush w/c.

OUTSIDE

To the rear of the apartment block is a large carpark, designated to the residents of Elm House







Additional Information

Set in a convenient location, close to Belfast and convenient to a range of amenities including The Lagan Towpath, Belfast Boat Club and public transport, Apartment 5 is ideal for both owner occupiers and investors and can only be fully appreciated on internal inspection. To arrange a viewing contact HMK Property 02890397712.

Need to sell to buy? Contact Hannah Kennedy today for a free property valuation on 02890397712.

ENERGY EFFICIENCY RATING

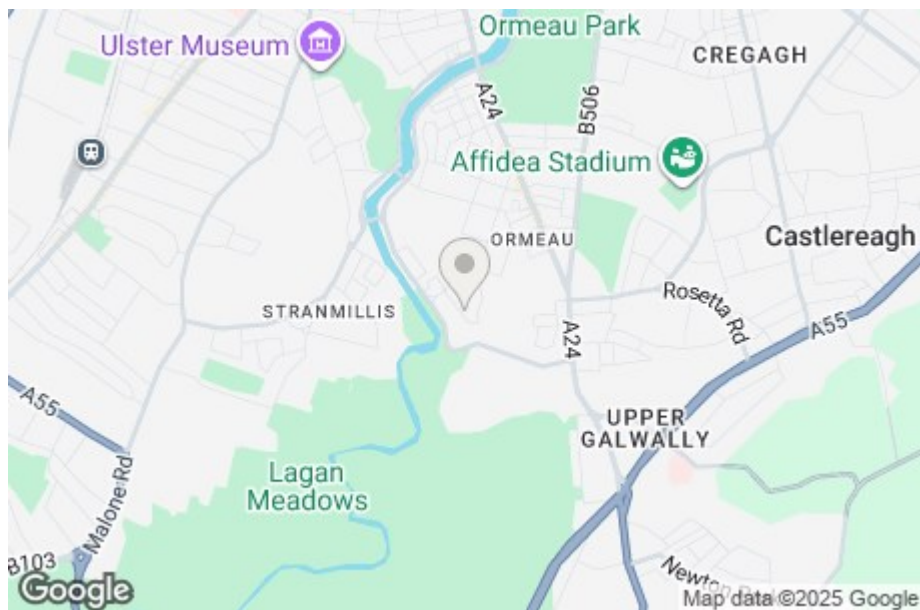
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

VIEWING

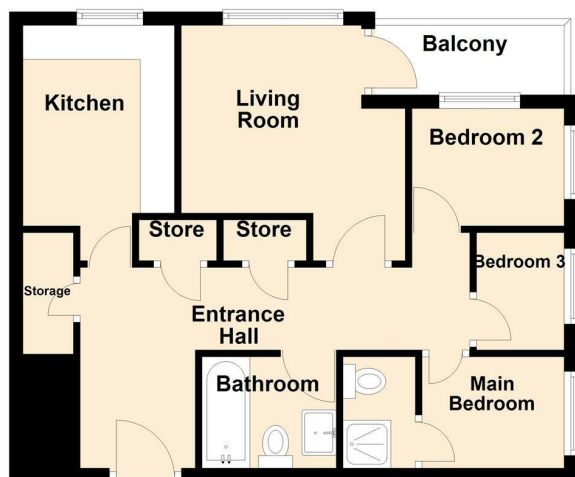
By appointment with HMK Property

Location

On entering the development, take a left at the roundabout. Elm House, 2 Beech Heights is located on the first left hand side of the road. Apartment 5 is on the first floor.



Ground Floor



Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp.

Ap5, Elm House, 2 Beech Heights, Belfast



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