



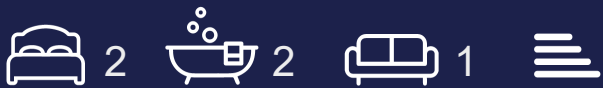
36 Castlegrange, Belfast, BT5 7GT

Offers Over £219,950

- Ground floor apartment in highly popular residential area
- Lounge
- Double glazing in uPVC frames
- Spacious and modern shower room
- Management company exists
- 2 Bedrooms (1 with ensuite shower room)
- Gas fired central heating
- Fitted kitchen with built in appliances
- Well presented throughout

36 Castlegrange, Belfast BT5 7GT

This is a well presented ground floor apartment situated in a quiet and highly regarded development. The property offers bright spacious accommodation and will suit a variety of purchasers. We strongly recommend full internal inspection.



Council Tax Band: Northern Ireland



Communal Reception Hall

Ceramic tiled flooring, downlighters

Reception Porch

Ceramic tiled flooring

Reception Hall

Laminate wood flooring, glazed double doors to:

Lounge

21'6 x 14'2

Polished wood flooring, feature cast iron fireplace with polished pine surround, gas fire, downlighters

Inner Hallway

Kitchen

10'8 x 9'10

Range of high and low level units, round edge worksurfaces, modern shower unit with mixer tap and vegetable sink, inlaid hob unit and under oven, ceramic tiled flooring, fridge freezer, built in washing machine, dishwasher, matching splashback, gas boiler, extractor fan, downlighters

Bedroom (1)

11'0 x 11'0

Polished wood flooring

Ensuite Shower Room

Low flush W/C, pedestal wash hand basin, shower unit with overhead rain shower, ceramic tiled flooring, extractor fan

Bedroom (2)

11'0 x 7'6

Shower Room

Low flush W/C, vanity unit, spacious shower with overhead rain shower, luxury tiled flooring, luxury tiling, heated towel rail

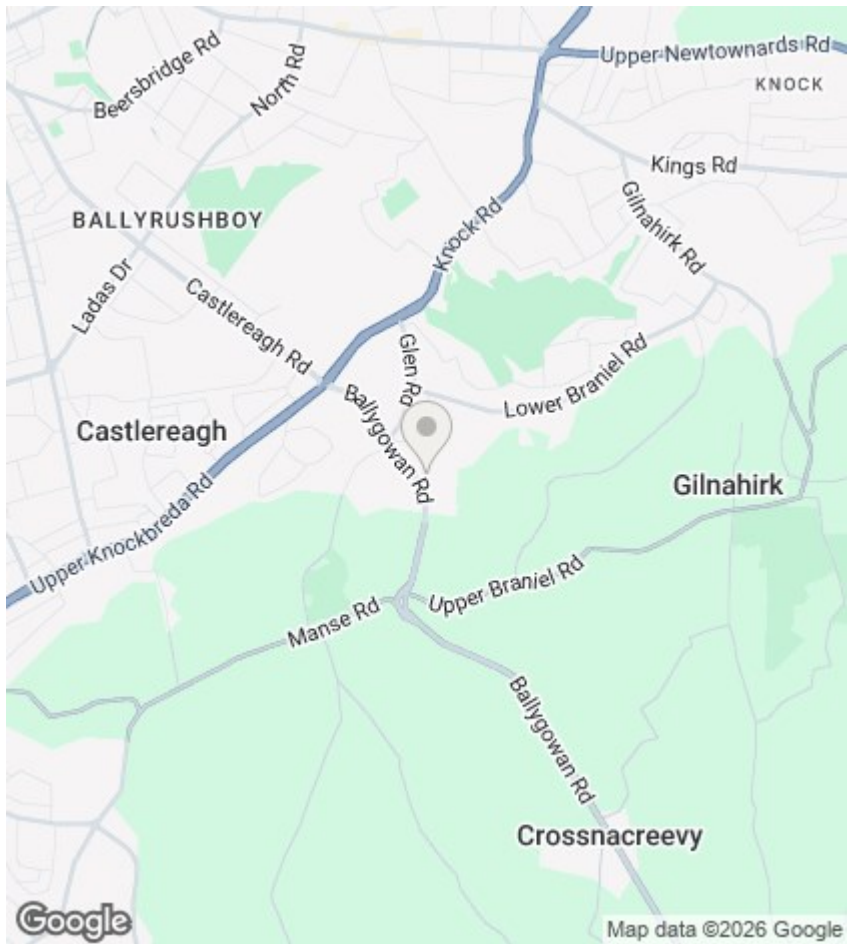
Inner Hallway

Built in robes

Outside

1 Designated car parking space & communal gardens

Management company exists currently £897 per annual, includes grass, gates/ gardening, fire alarm system, communal cleaning



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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	

