



36 Castlegrange, Belfast, BT5 7GT

Offers Over £199,950

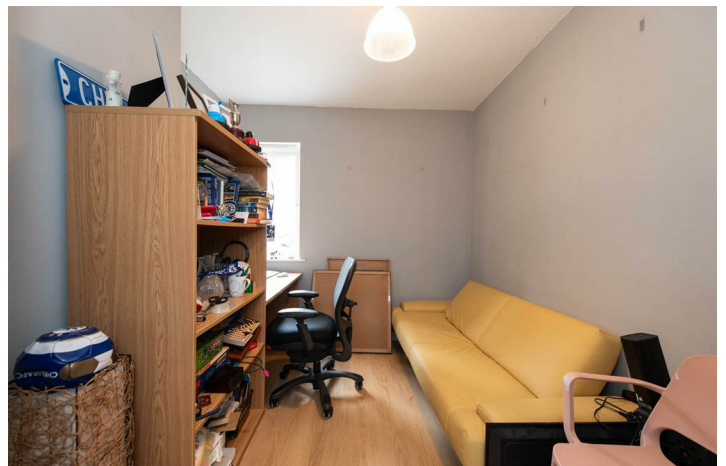
- Ground floor apartment in highly popular residential area
- Lounge
- Double glazing in uPVC frames
- Spacious and modern shower room
- Management company exists
- 2 Bedrooms (1 with ensuite shower room)
- Gas fired central heating
- Fitted kitchen with built in appliances
- Well presented throughout

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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

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with

care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

[https://www.nidirect.gov.uk/services/broadband-and-](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker)

[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

[https://www.nidirect.gov.uk/information-and-](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area)

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[streets/flooding-your-area](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area) Please note the information

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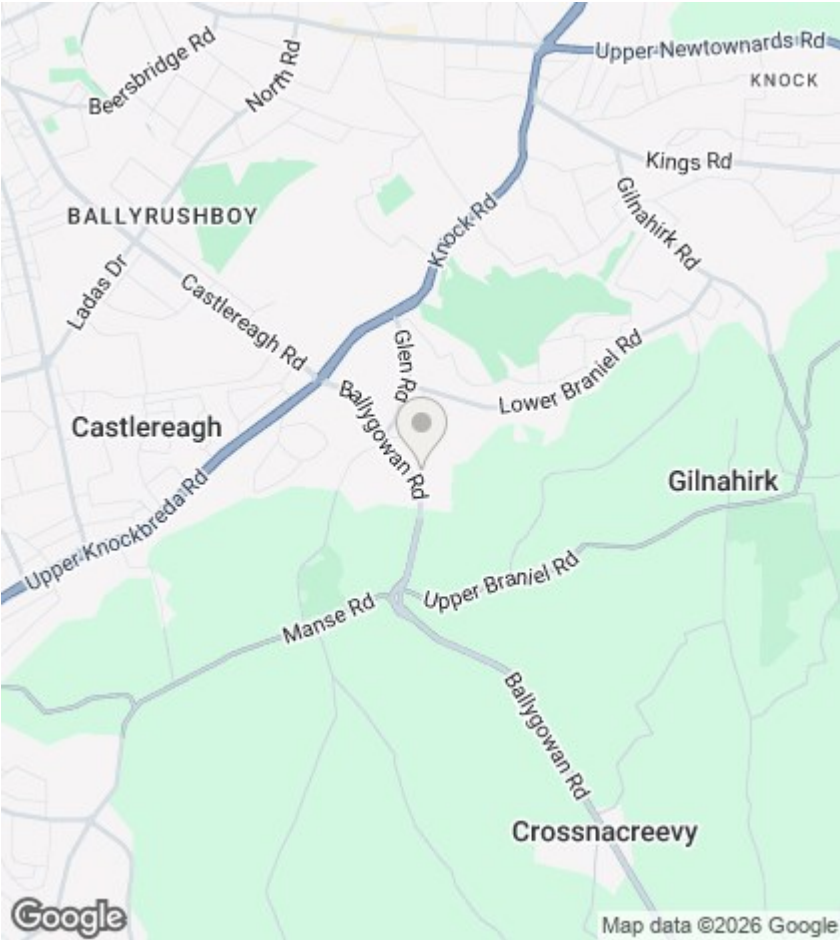
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Photographs and floor plans are for illustrative

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Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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

