

16 Rugby Square, Belfast, BT7 1PY

Price: £160,000





McGuinness
Fleck

Open Plan Living In South Belfast

Price: £160,000

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Situated in a private yet convenient location this beautifully presented two bedroom first floor apartment presents a fantastic opportunity for spacious open plan living in South Belfast.

This modern apartment has easy access to Queen's University, Belfast City Hospital, the City Centre and wider motorway network with Botanic Gardens and Ormeau Park within walking distance.

The apartment itself offers open plan lounge/kitchen/dining, master bedroom with ensuite, plus further large double bedroom and luxury main bathroom.

Privately enclosed within a gated development and with one allocated parking space we highly recommend immediate viewing.

- First Floor Apartment
- Open Plan Kitchen/Living/Dining Area
- Large Main Bathroom
- Master Bedroom with En-Suite Shower Room
- Gas Fired Central Heating
- Private Gated Development



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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		72
D 55-68	66	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Service Charge

 - £579.88
- Rates

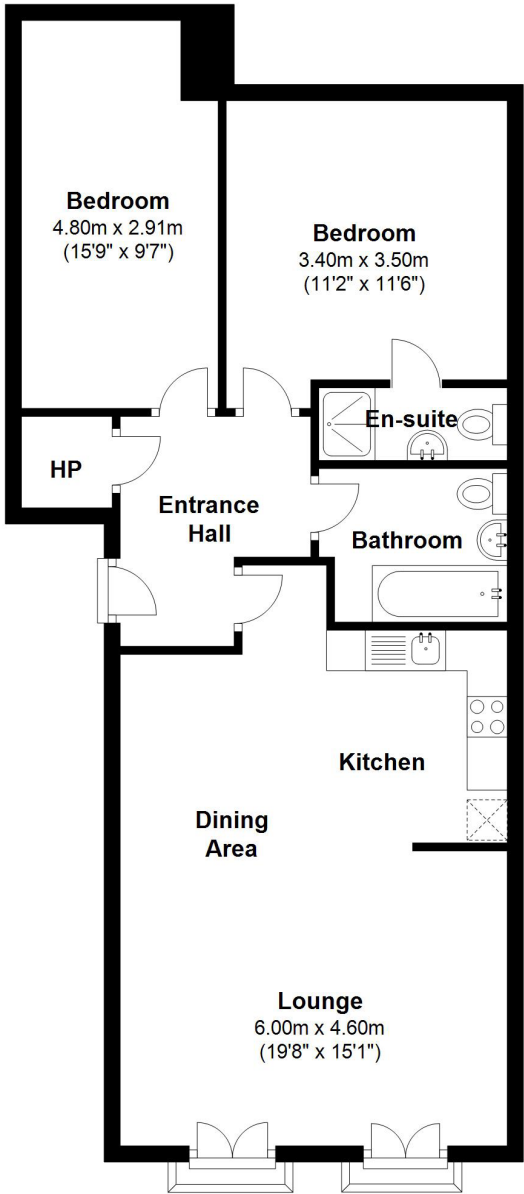
 - £1160.16



DISCLAIMER: The particulars do not constitute any part of an offer or a Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the vendor nor Property One Estate Agents (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate.

First Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)